


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20160812000287600 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
08/12/2016 09:45:59 AM FILED/CERT

Send Tax Notice to:
Dale Miller
1371 Hwy 89
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THOUSAND THREE HUNDRED FIFTY THREE DOLLARS AND 34/00 DOLLARS (\$50,353.34)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Dale Miller, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Dale Miller, Nancy English and Keith English (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

Dale Miller is the surviving Grantee in that certain Deed recorded in Deed Book 343, Page 512, Probate Office of Shelby County, Alabama, the other Grantee Wayne Miller is deceased having died on April 12, 2014.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, 2016.

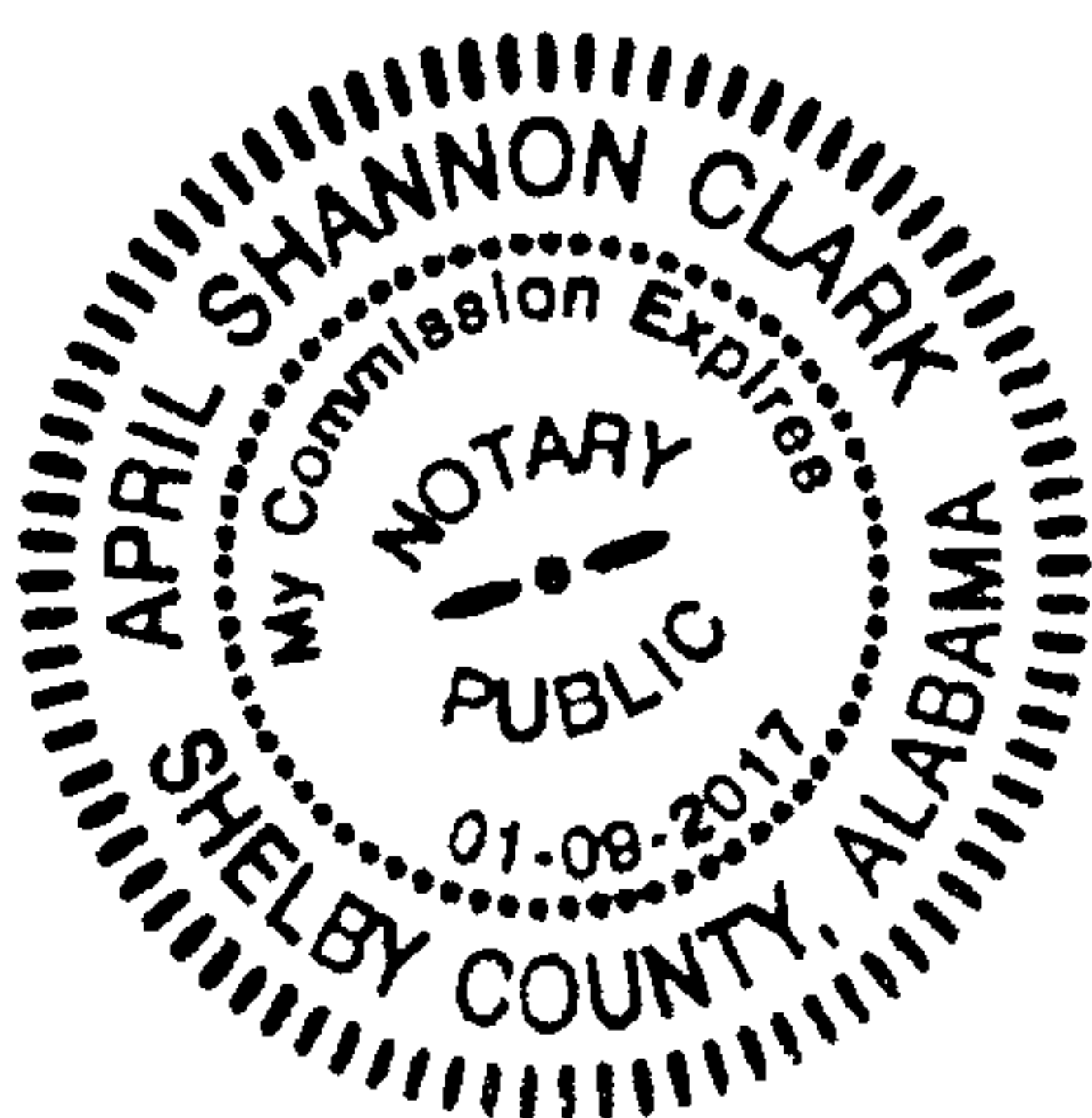


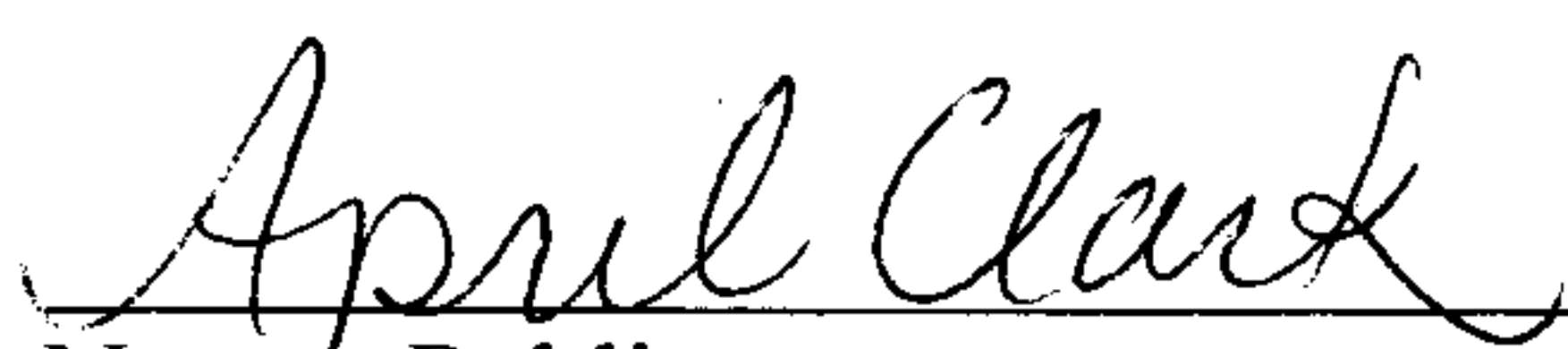
Dale Miller

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Dale Miller, who*** is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2016.





Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 08/12/2016
State of Alabama
Deed Tax: \$50.50



20160812000287600 2/3 \$72.50
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EXHIBIT A - LEGAL DESCRIPTION

The South half of the Northeast Quarter of the Northwest Quarter of Sec. 7, Township 24 North, Range 13 East, EXCEPT the following track of land, namely; FIRST: That certain track of land described as beginning at the point of intersection where the West right of way line of the Enon Church Public Road crosses the South line of said Northeast Quarter of the Northwest Quarter of said Section 7, and run thence West along the South boundary line of said forty acres a distance of 210 feet; run thence in a Northerly direction and perpendicular to the South line of said forty acres a distance of 150 feet; run thence in an Easterly direction and parallel with the South line of said forty acres a distance of 210 feet, more or less, to the West margin of said Enon Church Public Road; thence run South and along the West margin of said Public Road a distance of 150 feet, more or less, to the point of beginning, said EXCEPTION being the lot heretofore conveyed by the grantors herein to the grantee herein which said deed is recorded in Deed Book 138, on page 188; also, EXCEPT all that part of said South Half of the Northeast Quarter of the Northwest Quarter of said Section 7, lying East of the Newals and Enon Church Public Road. Said last described tract of land having heretofore been conveyed by the grantors to Wilbert L. Anderson, recorded in Deed Book 125, on page 512. This land herein conveyed containing 17 acres.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dale Miller

Mailing Address 1371 Hwy 89
Montevallo, AL 35115

Grantee's Name Dale Miller Nancy

Mailing Address and Keith English
1371 Hwy 89
Montevallo, AL 35115

Property Address _____

1371 Hwy 89
Montevallo, AL 35115

Date of Sale 8-10-16

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessors Market Value \$ 50,353.34



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
tax value 2/3 interest

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 8-10-16

Print Dale Miller

Sign Dale Miller
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested _____
(verified by)