

This Instrument was Prepared by:  
William A. Miller  
Donna Miller  
2436 Maury Drive  
Birmingham, AL 35242

Send Tax Notice To: Joseph Dudley Jackson Jr  
Susanne Jackson  
2436 Maury Drive  
Birmingham, AL 35242

## WARRANTY DEED



20161104000407860 1/3 \$51.00  
Shelby Cnty Judge of Probate, AL  
11/04/2016 11:40:08 AM FILED/CERT

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Two Hundred Ninety Nine Thousand Nine Hundred Ninety Nine Dollars and No Cents (\$299,999.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **William A. Miller and Donna Miller, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Joseph Dudley Jackson Jr and Susanne Jackson** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 7, according to the amended map of Altadena Woods, Fourth Sector, as recorded in Map Book 19, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

\$269,989.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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 served 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we, in such capacity and with full authority, have hereunto set my/our hand(s) and seal(s) this 28th day of October, 2016.

William A. Miller by and through his attorney in fact Donna Miller  
William A. Miller by and through his attorney in fact Donna Miller

Donna Miller  
Donna Miller

Shelby County, AL 11/04/2016  
State of Alabama  
Deed Tax: \$30.00

State of Al

} General Acknowledgment

County of Madison

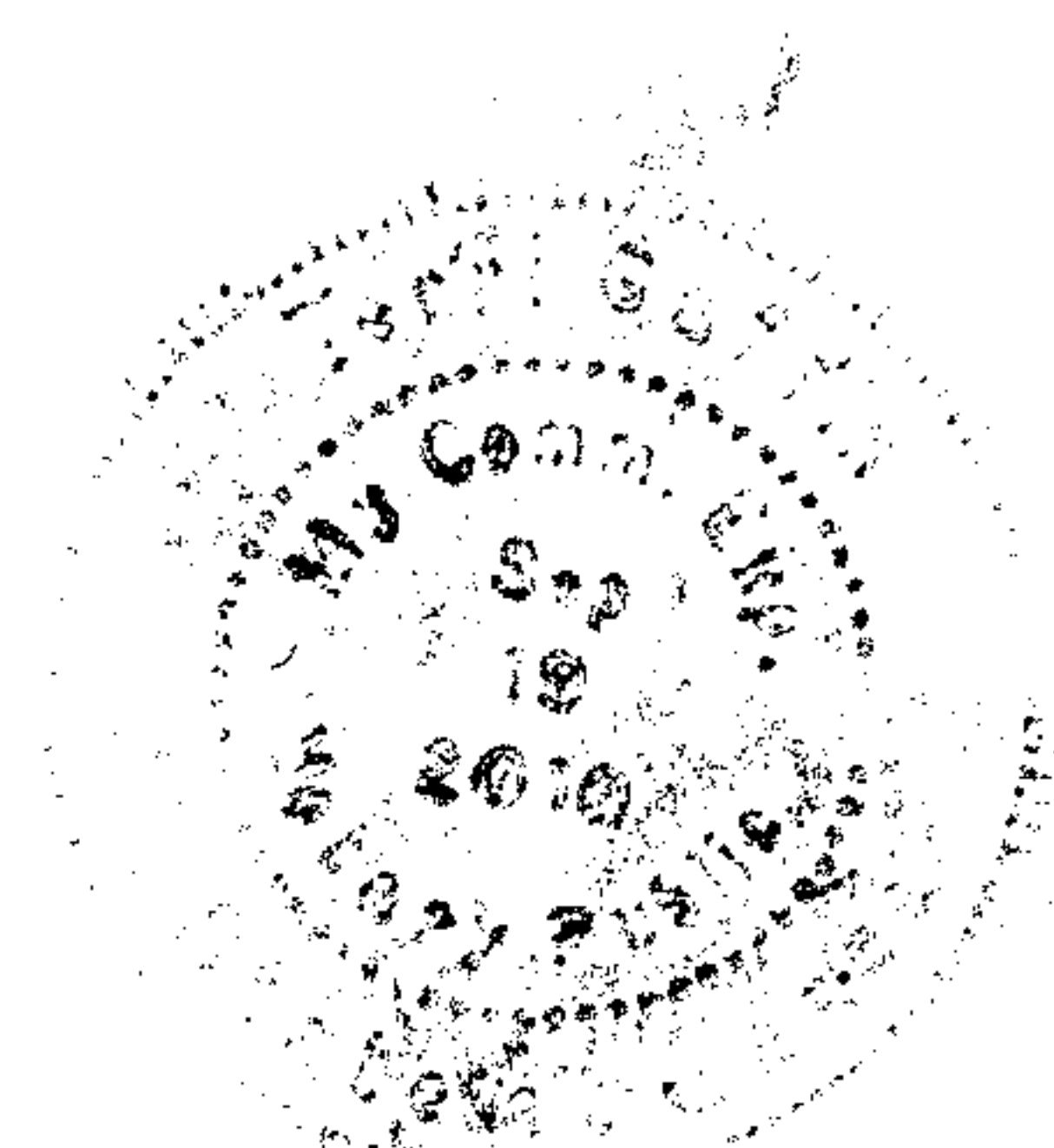
I, TERRI GALLIN, a Notary Public in and for the said County, in said State, hereby certify that **Donna Miller** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily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

Given under my hand and official seal, this the 28<sup>th</sup> day of October, 2016.

TERRI GALLIN

Notary Public

My Commission Expires: 8/26/18



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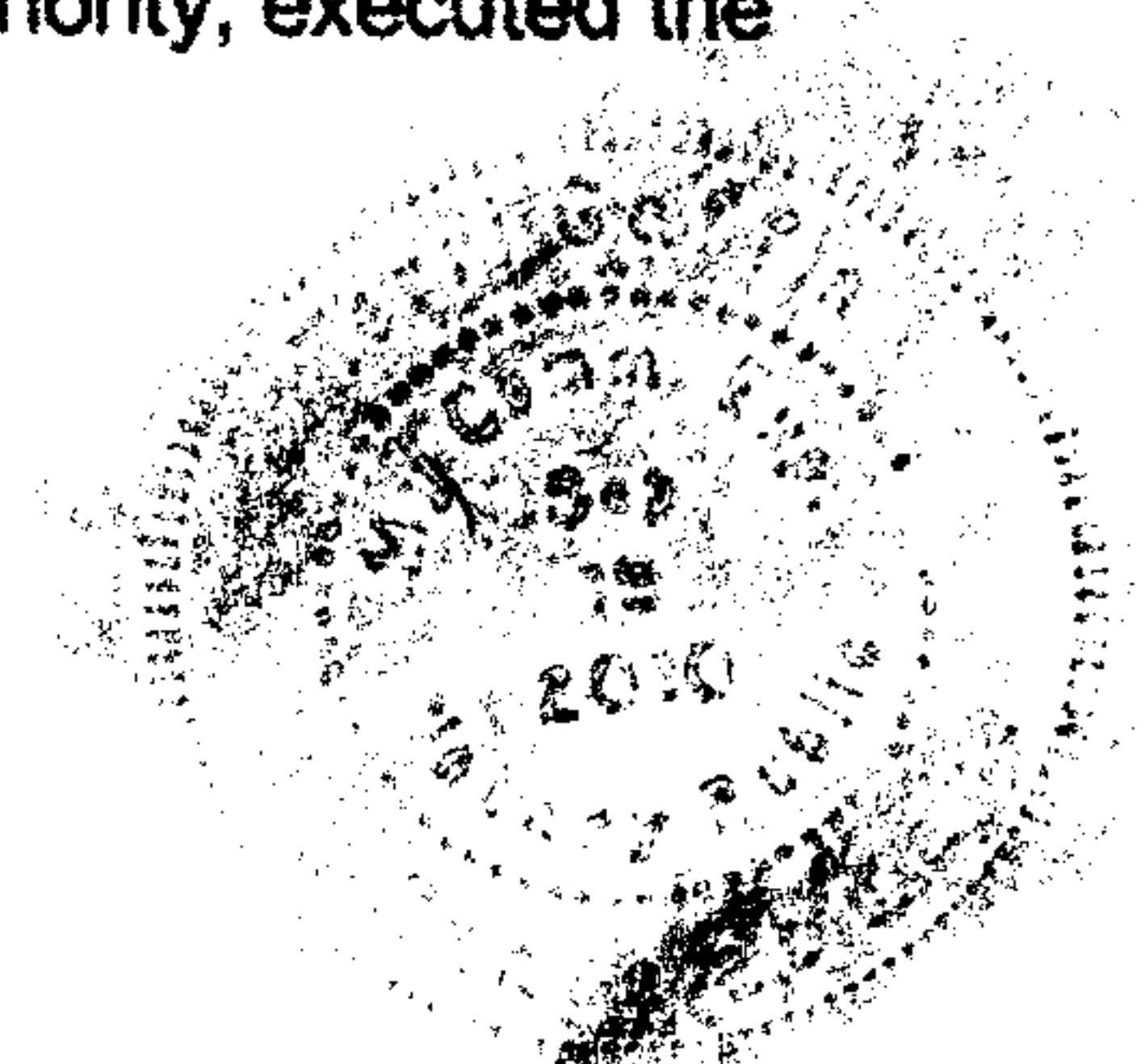
I, TERRI GALLIN, a Notary Public in and for the said County, in said State, hereby certify that **William A. Miller, by and through his attorney in fact, Donna Miller**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of October, 2016.

TERRI GALLIN

Notary Public

My Commission Expires: 8/26/18



# Real Estate Sales Validation Form

22<sup>00</sup>  
30<sup>00</sup>  
52<sup>00</sup>

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

Grantor's Name William A. Miller  
Donna Miller  
Mailing Address 2436 Maury Drive  
Birmingham, AL 35242

Grantee's Name Joseph Dudley Jackson Jr  
Suzanne Jackson  
Mailing Address 2436 Maury Drive  
Birmingham, AL 35242

Property Address 2436 Maury Drive  
Birmingham, AL 35242

Date of Sale October 28, 2016  
Total Purchase Price \$299,999.00

or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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

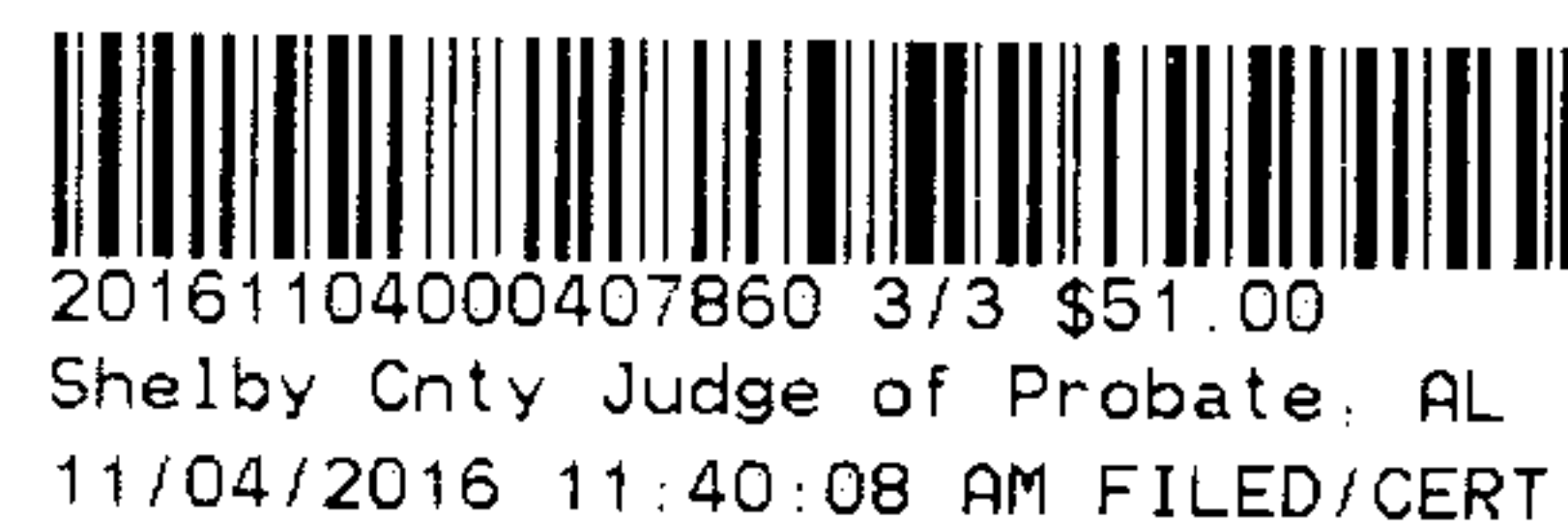
## Instructions

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 record.

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 evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of 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 § 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 § 40-22-1 (h).

Date October 27, 2016

Print William A. Miller

Unattested  
\_\_\_\_\_  
(verified by)

Sign William A. Miller  
(Grantor/Grantee/Owner/Agent) circle one

*By and through his attorney in fact Donna Miller*