

STATE OF ALABAMA)
SHELBY COUNTY)

Note: No Title Search or survey
has been conducted and
no opinion as to title or
boundaries has been issued.
Grantee waives survey.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00) and other good and valuable consideration to the undersigned Grantors, EDWARD C. MCDONALD and NAOMI MCDONALD, husband and wife, in hand paid by the Grantee, TIMOTHY LYNN MILLER, an unmarried man, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land known as Lot 6A of A Resubdivision of Chelsea South Estates, recorded in Map Book 46, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:..

BEGIN at the SE Corner of Lot 6 of Chelsea South Estates, as recorded in Map Book 8, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°4'26"W, a distance of 197.78'; thence S77°52'00"W, a distance of 502.61' to the Easterly R.O.W. line of Shelby County Highway 49; thence S26°16'18"E and along said R.O.W. line, a distance of 199.45' to the Northerly R.O.W. line of Shelby County Highway 109; thence N 77°52'00"E, leaving said Highway 49 R.O.W. line and along said Highway 109 R.O.W. line, a distance of 412.57' to the POINT OF BEGINNING.

Said Parcel containing 2.03 acres, more or less.

This conveyance is hereby made subject to restrictions, easements, release of damages, mineral and mining rights, and rights of way of record in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantors.

Together with all and singular tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever.

And said Grantors do for themselves, their successors and assigns covenant with the said Grantee, his heirs and assigns, that Grantors are lawfully seized in fee simple of said premises, that the premises are free from all encumbrances, unless otherwise noted above, that Grantee is entitled to immediate possession thereof; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal of this _____ day of _____, 2016.


EDWARD C. MCDONALD

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWARD C. MCDONALD, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of NOV., 2016.


Notary Public
My Commission Expires: 1-6-18

Naomi McDonald
NAOMI MCDONALD

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NAOMI MCDONALD, 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 1 day of Nov, 2016.

Naomi K Peters
Notary Public
My Commission Expires: 1-6-18

This instrument was prepared by:

Keith E. Brashier
BURNS, BRASHIER & JOHNSON, LLC
505 20th Street North, Suite 1475
Birmingham, Alabama 35203

Send tax notice to:

Timothy Lynn Miller
5350 Highway 49
Columbiana, AL 35051


20161205000443860 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/05/2016 01:57:25 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Edward McDonald
Mailing Address Naomi McDonald
5350 Hwy 49
Columbiana 35051

Grantee's Name Timothy Miller
Mailing Address 5350 Hwy 49
Columbiana 35051

Property Address no address

Date of Sale 11/17/16
Total Purchase Price \$1,000.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 or 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 12/5/14

Print Timothy L. Miller

Unattested

Sign Laura E. Miller (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

