

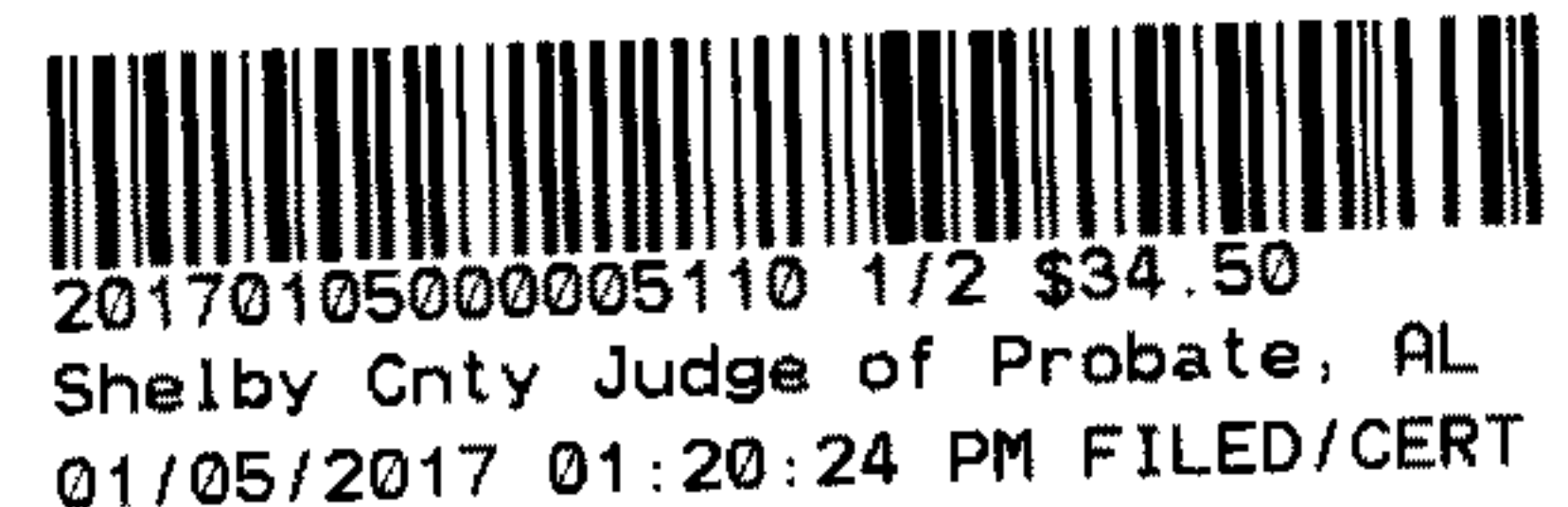
Send tax notice to:
JEFFREY N. MILLER
7961 HIGHWAY 55
WILSONVILLE, AL 35186

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016736T

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLEY H. FULTON and DEBORAH W. FULTON, HUSBAND AND WIFE **whose mailing address** is: 105 Glenstone Drive, Columbiana, AL 35051 (hereinafter referred to as "Grantors") by JEFFREY N. MILLER and KIMBERLY J. MILLER **whose property address** is: 7961 HIGHWAY 55, WILSONVILLE, AL, 35186 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

1993-12519

Lot 3, according to the Survey of Wildwood Estates, as recorded in Map Book 15, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

2001-14997

A parcel of land situated in the SW 1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Begin at the NW corner of Lot 3, Wildwood Estates as recorded in Map Book 15, Page 15 in the Office of the Judge of Probate, Shelby County, Alabama; thence North 87 deg. 31 min. 00 sec. East, along the North line of said Lot 3 a distance of 807.74 feet to a point on the Westerly R.O.W. line of Shelby County Hwy #55 (80' R.O.W.); said point also lying on a curve to the left having a radius of 1742.13' and a central angle of 00 deg. 08 min. 11 sec.; said curve having a chord bearing of North 18 deg. 04 min. 47 sec. East and a chord distance of 4.15 feet; thence along the arc of said curve and said R.O.W. line a distance of 4.15 feet; thence leaving said curve and said R.O.W. line South 88 deg. 20 min. 12 sec. West a distance of 107.49 feet; thence North 88 deg. 42 min. 41 sec. West a distance of 133.06 feet; thence South 89 deg. 22 min. 17 sec. West 416.99 feet; thence South 83 deg. 47 min. 23 sec. West a distance of 152.21 feet; thence South 1 deg. 37 min. 13 sec. East a distance of 17.78 feet to the NW corner of said Lot 3 said point also being the Point of Beginning.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017

2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 15, Page 15 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Transmission Line Permit granted to Alabama Power Company recorded in Official Records Book 103, Page 184 and Book 129, Page 150 of the Probate Records of Shelby County, Alabama.
5. Right of Way granted to Shelby County recorded in Official Records Book 147, Page 509, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company recorded in Official Records Book 386, Page 397, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 334, Page 727

\$313,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of December, 2016.

20170105000005110 2/2 \$34.50
Shelby Cnty Judge of Probate, AL
01/05/2017 01:20:24 PM FILED/CERT

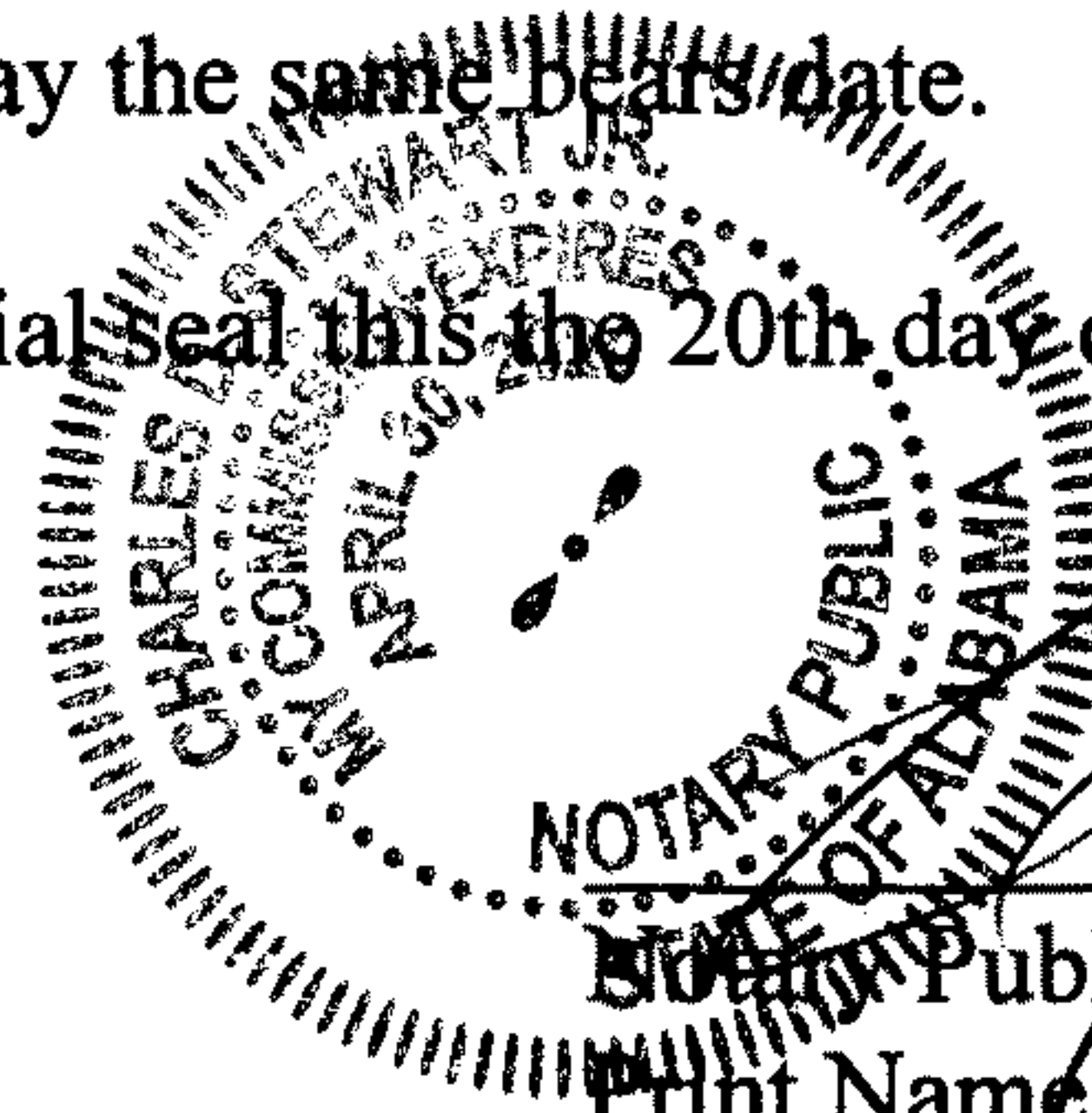

CHARLEY H. FULTON


DEBORAH W. FULTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLEY H. FULTON and DEBORAH W. FULTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

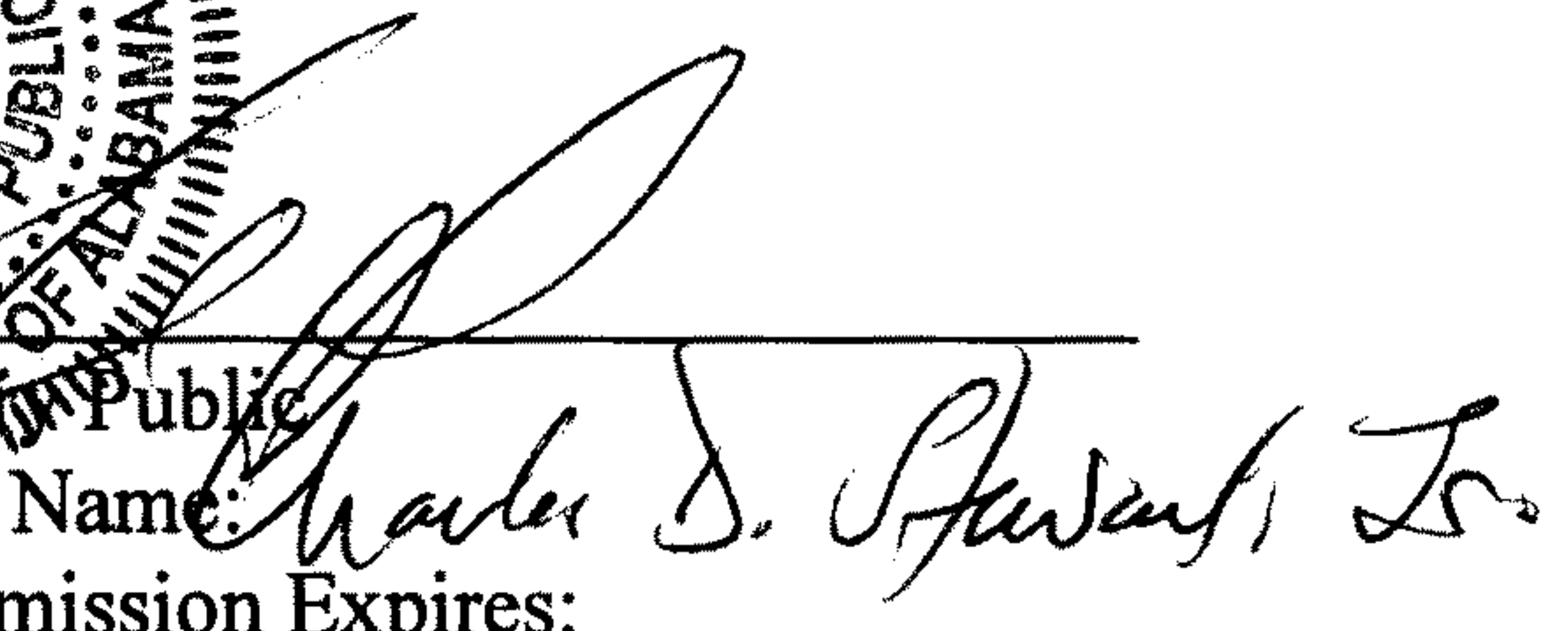
Given under my hand and official seal this the 20th day of December, 2016.



Notary Public

Print Name:

Commission Expires:


Charles S. Stewart, Jr.
P 30-20