


STATE OF ALABAMA)
COUNTY OF SHELBY)

General Warranty Deed

Know all Men by these Presents: That, in accordance with the State of Alabama laws of intestate, which **Kimberly Nicole Miller, as Personal Representative of the Estate of Janet Leigh Hollis, Deceased**, hereinafter Grantor, hereby gives, grants, bargains, sells and conveys all of the right, title and interest vested in Decedent at the time of death, and also all of the right, title and interest that said Estate and/or the Decedent's heir at law and next of kin, by operation of law, or otherwise, may have acquired, other than, or in addition to that of the Decedent at the time of death unto **Kimberly Nicole Miller, Jodee Lee Hollis, and Kimberly Nicole Miller, as Conservator for Justin Taylor Epperson**, as Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

One-Half Interest:
See Exhibit "A".


20170118000022730 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
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This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, minimum setback lines, and zoning laws, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of said County. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

Source of Title: Document No: 20080609000233120 and Shelby County Judge of Probate Case No. PR-2015-000471.
Parcel # 05 4 19 3 001 009.000

Kimberly Nicole Miller, Jodee Lee Hollis, and Justin Taylor Epperson are all heirs at law of Janet Leigh Hollis, Deceased. Justin Taylor Epperson is a minor at the time of conveyance and Kimberly Nicole Miller receives his 1/3 share in her capacity as Conservator over Justin Taylor Epperson.

Not the Homestead of the Grantors, nor the Grantors' Spouse.
No Title Opinion rendered or requested.

To Have and To Hold the above described lot or parcel of land, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantees, their heirs and assigns forever.

Grantor does, in her capacity as Personal Representative of said Estate, covenant with the said Grantees, their heirs and assigns that as said Personal Representative, she is lawfully seized in fee simple of said premises; that it is free from all encumbrances; except current ad valorem taxes due next October 1, and except easements, restrictions and zoning laws, if any.

Grantor also covenants that, in her capacity as said Personal Representative, and individually, she has a good right to sell and convey the same as aforesaid; that she will, in such capacity, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons, except as indicated above.

The undersigned Grantor does hereby attest, to the best of her knowledge and belief that the information contained in this document, including the current value which can be verified by the tax assessment, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama (1975) 40-22-1 (h).

In Witness Whereof, that **Kimberly Nicole Miller, as Personal Representative of the Estate of Janet Leigh Hollis, Deceased**, has executed this deed on this ____ day of January, 2017.

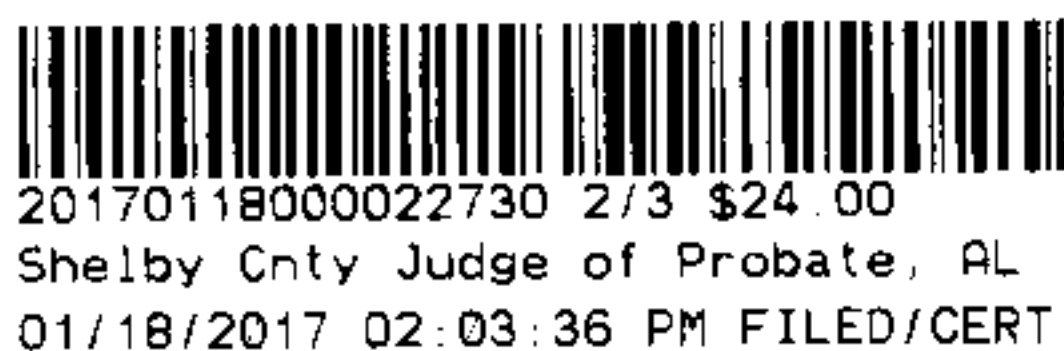
**THE ESTATE OF JANET LEIGH HOLLIS,
DECEASED**

Kimberly Nicole Miller, Personal Representative
Kimberly Nicole Miller, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said State at Large, hereby certify that **Kimberly Nicole Miller, as Personal Representative for The Estate of Janet Leigh Hollis, Deceased**, whose name is signed to the foregoing conveyance, acting in said capacity, 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 with full authority, freely and voluntarily on the day the same bears date.

Given under my hand and official seal on the 18th day of January, 2017.



Jessica S. Holland
Notary Public
My Commission Expires: 4/27/18

GRANTOR'S NAMES & ADDRESSES:

Kimberly Nicole Miller, as Personal Representative
13051 Richard Drive
Lakeview, AL 35111

GRANTEES' NAMES & ADDRESSES:

Kimberly Nicole Miller, Individually, and as Conservator for Justin Taylor Epperson
13051 Richard Drive
Lakeview, AL 35111

Jodee Lee Hollis
50211 HWY 25
Sterrett, AL 35147

PROPERTY ADDRESS:

Land and Class C Manufactured Home
Parcel #05 4 19 3 001 009.000

1/2 OF TAX ASSESSMENT VALUE:

\$46,525.00

MORTGAGE: NONE

EQUITY: \$46,525.00

DATE OF SALE: January ____, 2017

THIS INSTRUMENT PREPARED BY:

Andrew M. Sieja, Esq.
Martinson & Beason P.C.
115 North Side Square
Huntsville, AL 35801-4822
256-533-1667
File # 014781-01

State of Alabama)
County of Shelby)

Exhibit "A"

A part of the NE 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at a point 52 1/2 feet Northwest from the Northeast

Or Eastern most corner of Block J. according to Crume's Map of Sterrett, Alabama, as recorded in Deed Book 11, Page 332, In the Probate Office of Shelby County, Alabama; thence run Northeast perpendicular to Block J a Distance of 420 feet; thence run Southeast and parallel with the West line of Blocks J and K 315 feet; thence

Run Southwest and perpendicular to Block K 420 feet to West line of Block K; thence Northwest along West Line of Blocks J and K a distance of 315 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Part of the NE 1/4 of the SW 1/4 of Section 19, Township 18 South, Range 2 East, described as follows: Begin at a point 52 1/2 feet NW from the NE of Eastern most corner of Block J, according to Crume's Map of Sterrett, Alabama, as recorded in Deed Book II, On Page 332, In the Probate office of Shelby County, Alabama, and run thence NE perpendicular to Block J

A distance of 385 feet to the point of beginning of the Lot herein conveyed; thence continue along the same line

A distance of 35 feet; thence run SE and parallel with West line of Blocks J and K 315 feet; thence run SW Perpendicular to Block K a distance of 175 feet; thence turn and run a straight line toward the point of Beginning of the lot herein conveyed a distance of 344.7 feet to the point of beginning.



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