

Send tax notice to:  
Roger Miller and Desiree Miller  
600 Southern Lane  
Helena, AL 35080

This instrument prepared by:  
Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

**20170201000039090**  
**02/01/2017 12:05:57 PM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Two Thousand Five Hundred and 00/100 Dollars (\$72,500.00) in hand paid to the undersigned, **Kathy B. Parks, an unmarried woman** (hereinafter referred to as "Grantor"), by **Roger Miller and Desiree Miller** (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11A, according to the resurvey of Lots 7-26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

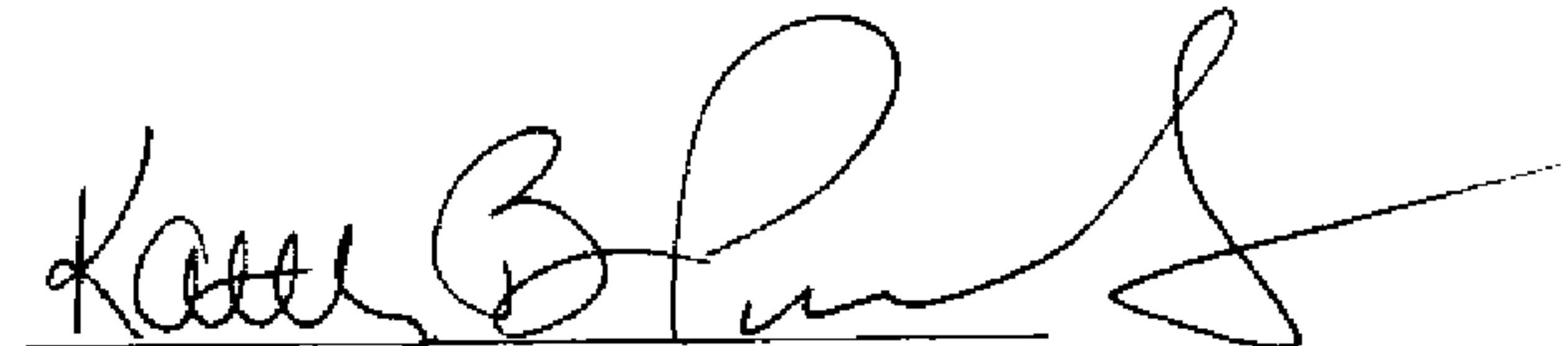
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

Kathy B. Parks is the surviving Grantee of that certain deed recorded in Instrument No 20050127000042550; the other Grantee Mary Elizabeth Boissel, having died on or about the 11th day of August, 2011.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30th day of January, 2017.

  
Kathy B. Parks

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy B. Parks, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30<sup>th</sup> day of January, 2017.

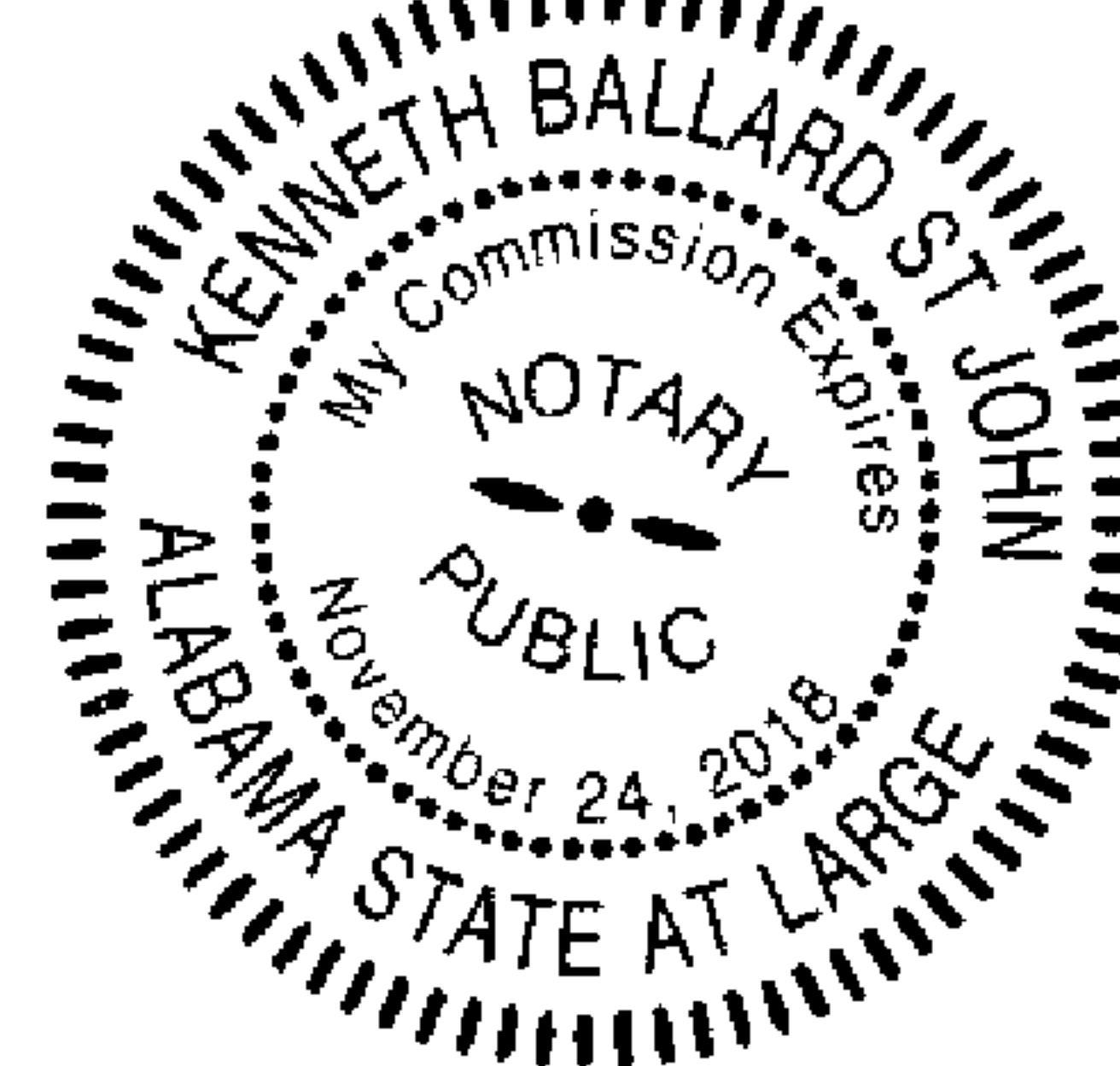
(Notary Seal)



Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires: 11/24/2018



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

KATHY B PARKS  
111 Oakview Ln  
Helena AL 35890

Grantee's Name  
Mailing Address

Roger Miller  
Doree Miller  
600 Southern Ln  
Helena AL 35890

Property Address

600 Southern Ln  
Helena AL 35890

Date of Sale

1/30/17

Total Purchase Price \$

12500

or

Actual Value

\$

or

Assessor's Market Value \$

20170201000039090 02/01/2017 12:05:57 PM DEEDS 3/3

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 1/30/17

Print

Kenneth B St John

Unattested

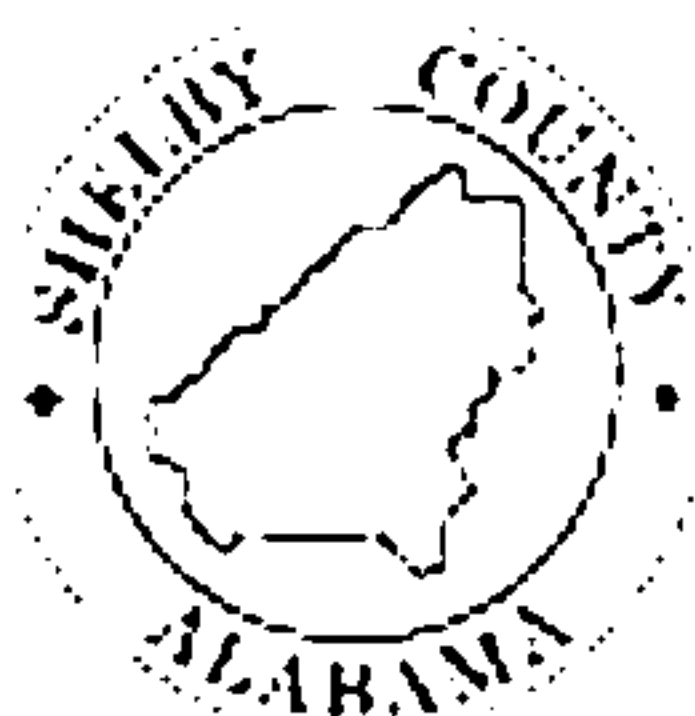
Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2017 12:05:57 PM  
\$93.50 CHERRY  
20170201000039090

[Signature]