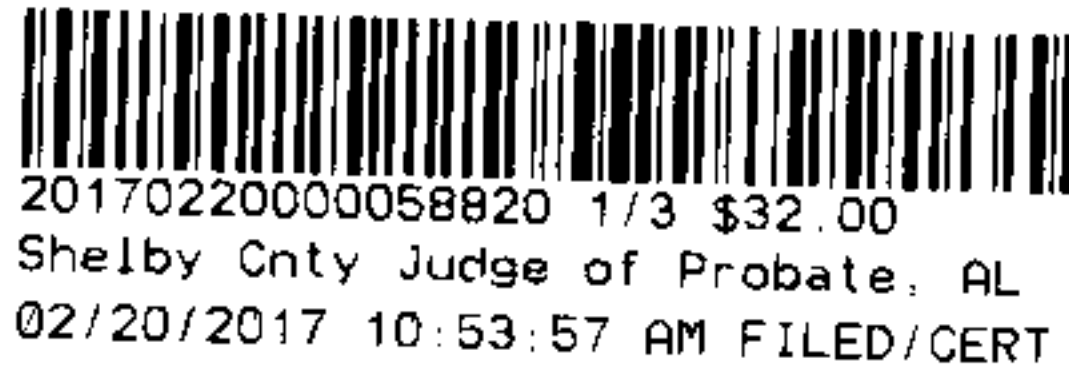


**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Terry L. Miller and  
Rachel L. Miller  
3677 Blue Springs Road  
Wilsonville, AL 35186



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Sixteen Thousand Nine Hundred and no/100 Dollars (\$216,900.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **BRYAN ROBINSON and TERI ROBINSON, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **TERRY L. MILLER and RACHEL L. MILLER** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$206,055.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 created is severed 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 20th day of January, 2017.

  
BRYAN ROBINSON

  
TERI ROBINSON

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **BRYAN ROBINSON and TERI ROBINSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2017.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
Notary Public  
My Commission Expires: 02/22/2017


Shelby County, AL 02/20/2017  
State of Alabama  
Deed Tax: \$11.00

## EXHIBIT "A"

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A parcel of land situated in the SE ¼ of the NW ¼ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said ¼ ¼ section and run thence North 89 degrees 00 minutes 00 seconds East (assumed) along the North line thereof for 665.47 feet to the Northeast corner of the West ½ of said ¼ ¼ section, said corner marked by a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 210.50 feet to a #6 rebar found; thence run South 89 degrees 00 minutes 00 seconds West for 20.0 feet to an iron pin with cap found on the West line of a 20 foot easement to Lewis W. and Jeanie Mae Johnson; thence run South 01 degree 06 minutes 37 seconds east along said easement line for 85.00 feet to an iron pin Set and the point of beginning of the property herein described; thence continue South 01 degree 06 minutes 37 seconds East for 488.11 feet to a railroad spike found in driveway pavement on the northeasterly right of way line of Shelby County Highway No. 48; thence run North 51 degrees 46 minutes 57 seconds West along said right of way line for 170.26 feet to a point; thence run North 49 degrees 04 minutes 03 seconds West along said right of way for 105.43 feet to a #5 rebar found; thence North 01 degree 06 minutes 37 seconds West for 395.00 feet to an iron pin with cap found; thence run North 89 degrees 00 minutes 00 seconds East for 110.00 feet to a #6 rebar found; thence run South 01 degree 06 minutes 37 seconds East for 85.00 feet to an iron pin set; thence run North 89 degrees 00 minutes 00 seconds East for 100.00 feet to the point of beginning.

**PARCEL NUMBER: 20-1-01-2-001-012.001**

  
20170220000058820 2/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
02/20/2017 10:53:57 AM 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 Bryan Robinson  
Mailing Address Teri Robinson  
540 Highway 416  
Wilsonville, AL 35186

Grantee's Name Terry L. Miller  
Mailing Address Rachel L. Miller  
3677 Blue Springs Rd  
Wilsonville, AL 35186

Property Address 3677 Blue Springs Rd  
Wilsonville, AL 35186

Date of Sale 01/20/2017  
Total Purchase Price \$ 216,900.00

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  
X Sales Contract  
X 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

