

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20170404000112390
04/04/2017 08:14:50 AM
DEEDS 1/2
Warranty Deed

Send Tax Notice To:
Karen Bolin
501 Seven Oaks Park
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOWALL MEN BY THESE PRESENTS

That in consideration of \$55,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Margaret S. Miller and Mark L. Miller a married couple, whose mailing address is 2250 Highland Ave S #17 Birmingham AL 35205 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Karen E. Bolin, whose mailing address is 501 Seven Oaks Park, Birmingham, AL 35242 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 501 Seven Oaks Park, Birmingham, AL 35242; to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Margaret S. Miller and Mark L. Miller a married couple has/have hereunto set his/her/their hand(s) and seal(s) , this 17th day of March, 2017.

Margaret S. Miller
Margaret S. Miller
Mark L. Miller
Mark L. Miller

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Margaret S. Miller and Mark L. Miller, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 17th day of March, 2017.

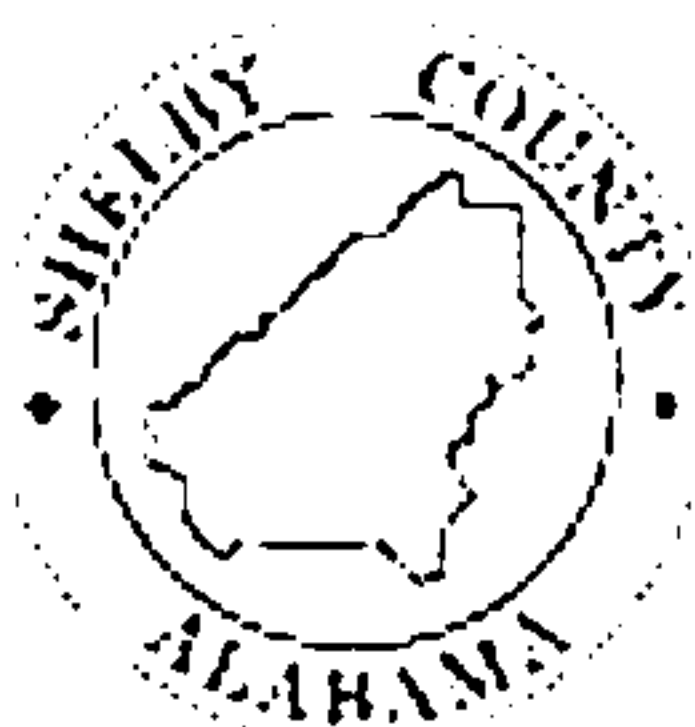
Nicholas Dean Leslie
Notary Public
Commission Expires: 12-29-2019



EXHIBIT "A"
Legal Description

Lot 33, according to the Survey of the Glen at Greystone, Sector three, as recorded in Map Book 16, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

20170404000112390 04/04/2017 08:14:50 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 08:14:50 AM
\$73.00 CHERRY
20170404000112390

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name of the Probate Judge.