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

Send Tax Notice To:

<u>Karen Bolin</u>

<u>501 Seven Oaks Park</u>

<u>Birmingham</u>. Al 35242

20170404000112420 04/04/2017 08:16:35 AM

DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)		
) K	NOW ALL MEN BY THESE	PRESENTS
SHELBY COUNTY)		
the parties hereto, to the unde	rsigned grantor	(whether one or more), in	ed in the Sales Contract between hand paid by the grantee herein, k L. Miller a married couple, whose and convey unto Karen E. Bolin,
	whether one or	more), grant, bargain, sell	and convey unto Karen E. Bolin,
whose mailing address is			
501 Seven Oaks P	ark Birmina	ham AL 35242	(herein referred to
grantee, whether one or more), the following d	described real estate, situat	ted in Shelby County, Alabama, the
address of which is 501 Seven	ı Oaks Park, Birr	mingham, 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; \$150,000.00 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

Mark L. Miller

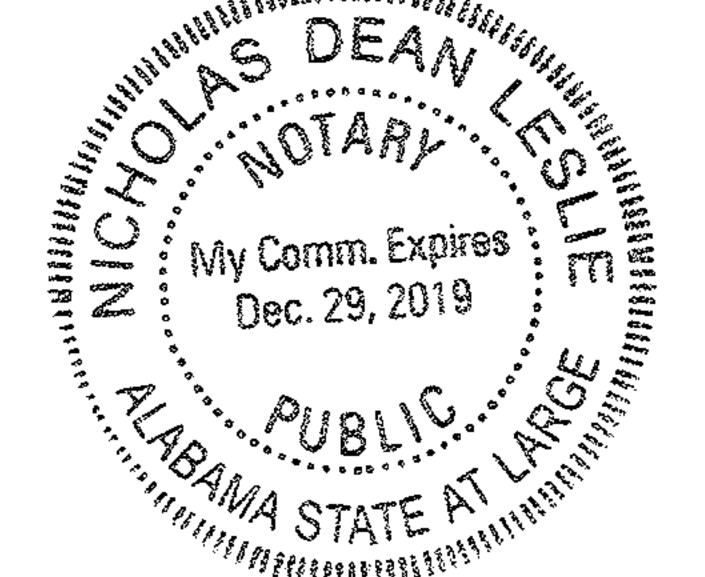
State of Alabama
Shelby County

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.

Notary Public

Commission Expires:



20170404000112420 04/04/2017 08:16:35 AM DEEDS 2/2

EXHIBIT "A" Legal Description

DESCRIPTION TO BE USED ON THE DEED:

Lot 32 and 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.

DESCRIPTION TO BE USED ON THE MORTGAGE:

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Lot 32, 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 08:16:35 AM
\$208.00 CHERRY

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