

This instrument was prepared without
benefit of a title search by:

Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Tina D. Miller
4250 Hwy 49
Columbiana, AL 35051


20170428000146340 1/2 \$100.50
Shelby Cnty Judge of Probate, AL
04/28/2017 11:31:45 AM FILED/CERT

State of Alabama §
§
Shelby County §

Quit Claim Deed

Market Value
\$164,660.00

One half = \$82,330.00

LM

Know All Men By These Presents:

That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, Timothy Lynn Miller, a single man, (herein referred to as the "Grantor", whether one or more), do hereby quit claim, grant, bargain, relinquish, devise, and convey any or all rights of vested title, claim of right or other interest unto Tina D. Miller, a single woman, (herein referred to as the "Grantee", whether one or more), whatever interest we may have, whether of record or described adequately herein or not, in and to the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

Commence at the SE 1/4 corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East; thence run West along 1/4 1/4 line a distance of 626.37 feet to the point of beginning; thence continue along said 1/4 1/4 line a distance of 349.13 feet; thence turn an interior angle of 144 degrees 38 minutes 10 seconds and run in a Southwesterly direction a distance of 386.54 feet to a point on the North right of way of County Road No. 49; thence turn an interior angle of 66 degrees 43 minutes and run in a Southeasterly direction along said right of way a distance of 577.16 feet; thence turn an interior angle of 76 degrees 45 minutes 50 seconds and run in a Northeasterly direction a distance of 551.38 feet to the point of beginning; situated in the SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama.

SOURCE OF TITLE: Instrument #19990415000160571

Shelby County, AL 04/28/2017
State of Alabama
Deed Tax: \$82.50

PROPERTY ADDRESS:

4250 Hwy 49
Columbiana, AL 35051

The Property quit claimed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD, to said GRANTEE forever.

This conveyance is subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21 day of April, 2017.

Timothy Lynn Miller (Seal)
Timothy Lynn Miller

STATE OF ALABAMA

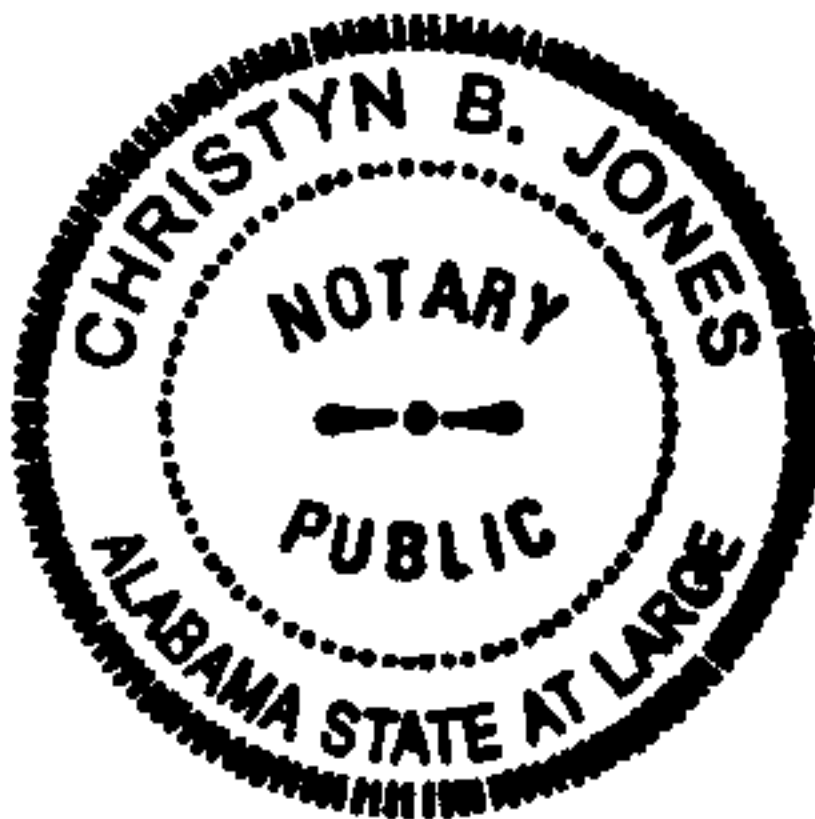
COUNTY OF Shelby

§
§
§

GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Lynn Miller, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she, executed same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of April, 2017.



Christyn B. Jones
Notary Public
My Commission Expires: 3/15/21

Grantor's Address:

5350 Hwy 49
Columbiana, AL 35051

Grantee's Address:

Tina D. Miller
4250 Hwy 49
Columbiana, AL 35051

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