

This instrument prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, Alabama 35124

SEND TAX NOTICE TO:

James & Myra Miller Revocable Trust

113 Windstone Pkwy

Chelsea, AL 35043

20170524000181900

05/24/2017 02:06:39 PM

DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two-hundred twenty-three thousand nine-hundred (\$223,900.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Larry Pontius and wife, Angela Pontius, formerly known as Angela Voss (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James & Myra Miller Revocable Trust dated January 31, 2006 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Part of Lot 1, Windstone, as recorded in Office of the Judge of Probate, Shelby County Alabama in Map Book 25 Page 2 being more particularly described as follows:

From the Southwest corner of said Lot,1 run in Northerly direction along the west line of said Lot 1 for a distance of 243.01 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a Northerly direction along the West line of said Lot 1 for a distance of 202.19 feet to an existing iron rebar set by Laurence D Weygand and being the Northwest corner of said Lot 1, thence turn an angle to the right of 97 degrees 21 minutes 21 seconds and run in a southeasterly direction along the North line of said Lot 1 for a distance of 172.56 feet to an existing iron rebar being the Northeast corner of said Lot 1 and being on a curve, said curve being concave in a Northwesterly direction and having a deflection angle of 14 degrees 44 minutes 33.5 seconds and a radius of 178.89 feet ; thence turn an angle to the right of 110 degrees 38 minutes 57 seconds to the chord of said curve and run in a southwesterly direction along the arc of said curve along the West right of way line of Windstone Parkway for a distance of 92.06 feet to the point of ending of said curve; thence run in a southwesterly direction along the Northwest right of way line of said Windstone Parkway and along line tangent to the end of said curve for a distance of 57.0 feet to the point of beginning a new curve, said new curve being concave in a southeasterly direction and having a deflection angle of 8 degrees 20 minutes 31 seconds and a radius of 210.71 feet; thence run in a Southwesterly direction along the Northwest right of way line of said Windstone Parkway for a distance of 61.36 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 44 degrees 29 minutes 02 seconds from the chord of last mentioned curve and run in a Southwesterly direction for a distance of 58.20 feet, to the point of beginning.

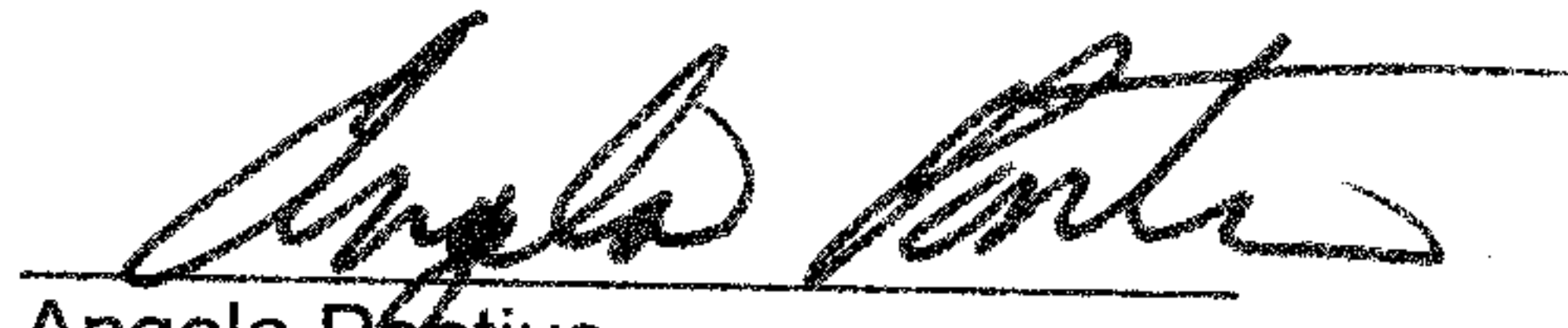
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Zero (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 22, 2017.


Larry Pontius

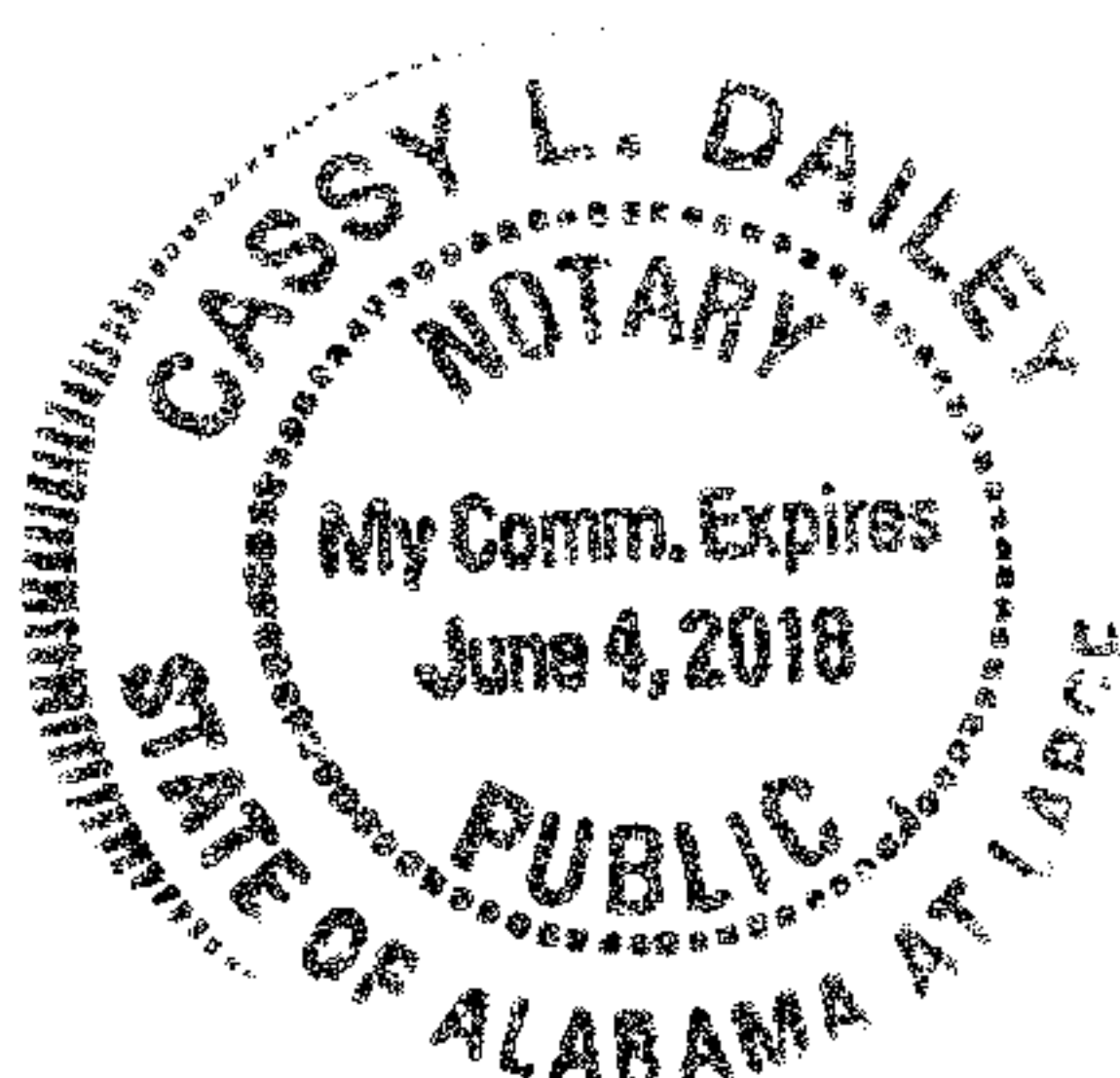

Angela Pontius

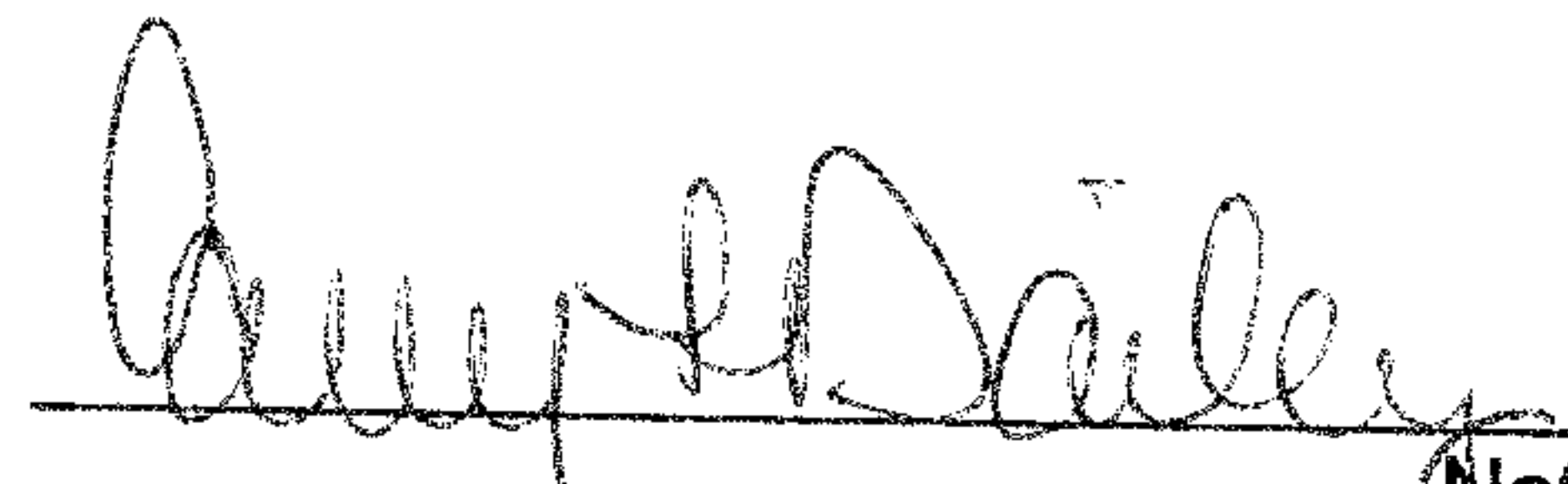
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Larry Pontius and Angela Pontius, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 22nd day of May, 2017.




My Commission Expires: 6/4/18 Notary Public

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

Grantor's Name Larry Pontius and Angela Pontius
Mailing Address 113 Windstone Parkway
Chelsea, AL 35043

Property Address 113 Windstone Parkway
Chelsea
Alabama 35043

Grantee's Name James & Myra Miller Revocable Trust
dated January 31, 2006
Mailing Address _____

Date of Sale May 22, 2017
Total Purchase Price \$223,900.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ Closing Statement

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 5/22/2017

Print Sandy F. Johnson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk (verified by)
Shelby County, AL
05/24/2017 02:06:39 PM
\$245.00 DEBBIE
20170524000181900

