

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051  
S-17-23828

Send Tax Notice to:  
Nathan Acre  
2551 Mimosa Rd.  
Leeds, AL 35094

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration SIXTY THOUSAND DOLLARS AND ZERO CENTS (\$60,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Mark S. Miller and Michael J. Miller as Trustees under the Bernadette Miller 1991 Trust, Mark S. Miller, a single man, Michael J. Miller, a single man and Elizabeth Anne Miller, a single woman* (herein referred to as Grantor) grant, bargain, sell and convey unto *Nathan Acre and Mandy Acre* (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

Property conveyed herein constitutes not part of the homestead of the Grantors herein or their spouses. Grantors herein are all over 40 years of age.

Nathan Acre and Michael N. Acre are one in the same person.  
Mandy Acre and Amanda T. Acre are one in the same person.

**TO HAVE AND TO HOLD** Unto 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 hereby 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of August, 2017.

*Mark S. Miller*  
Mark S. Miller - Trustee  
Bernadette Miller 1991 Trust

*Michael J. Miller*  
Michael J. Miller - Trustee  
Bernadette Miller 1991 Trust

*Mark S. Miller*  
Mark S. Miller

*Michael J. Miller*  
Michael J. Miller

*Elizabeth Anne Miller*  
Elizabeth Anne Miller

PLEASE SEE ATTACHED FOR  
ALL-PURPOSE ACKNOWLEDGMENT

*8/27/2017*

Notary Certificate Attached

Notary Certificate Attached



20170829000314980 1/6 \$90.00  
Shelby Cnty Judge of Probate, AL  
08/29/2017 01:11:00 PM FILED/CERT

Shelby County, AL 08/29/2017  
State of Alabama  
Deed Tax: \$60.00

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

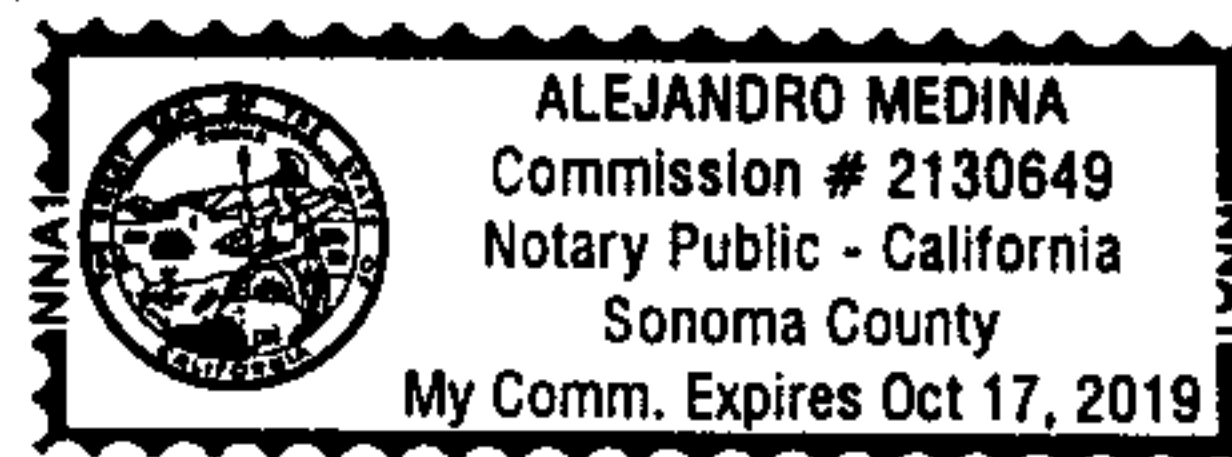
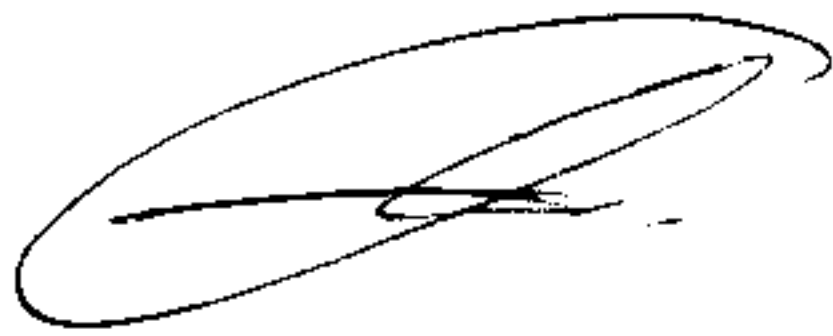
State of California  
County of Sonoma

On August 17, 2017 before me, **Alejandro Medina – Notary Public**,  
personally appeared Mark S. Miller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she / ~~they~~ executed the same in ~~his~~ her / ~~their~~ authorized capacity ~~(ies)~~, and that by ~~his~~ her / ~~their~~ signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



\*\*\*\*\*

#### CAPACITY CLAIMED BY SIGNER

- ☒ Individual  
( ) Corporate \_\_\_\_\_ (Title)  
( ) Partners – ( ) Limited ( ) General  
( ) Attorney-in-fact  
( ) Trustee(s)  
( ) Guardian / Conservator  
( ) Other \_\_\_\_\_

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Shelby Cnty Judge of Probate, AL  
08/29/2017 01:11:00 PM FILED/CERT

Signer is representing \_\_\_\_\_

Document attached to Warranty Deed, Joint Tenants With Right of Survivorship

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

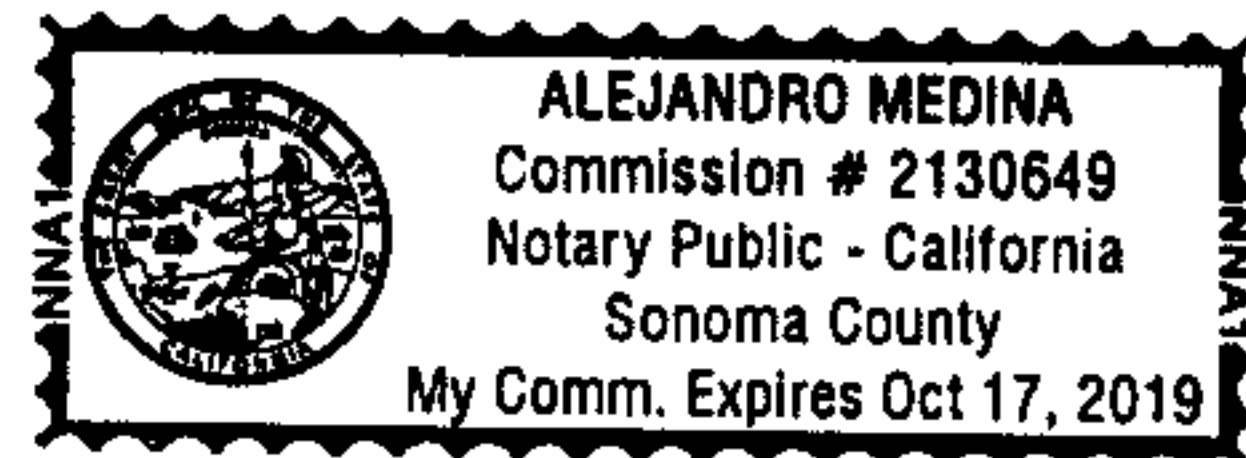
State of California  
County of Sonoma

On August 17, 2017 before me, **Alejandro Medina – Notary Public**,  
personally appeared Michael J. Miller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she / they executed the same in ~~his~~ / her / their authorized capacity (ies), and that by ~~his~~ / her / their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



\*\*\*\*\*

#### CAPACITY CLAIMED BY SIGNER

- ☒ Individual  
( ) Corporate \_\_\_\_\_ (Title)  
( ) Partners – ( ) Limited ( ) General  
( ) Attorney-in-fact  
( ) Trustee(s)  
( ) Guardian / Conservator  
( ) Other \_\_\_\_\_

20170829000314980 3/6 \$90.00  
Shelby Cnty Judge of Probate, AL  
08/29/2017 01:11:00 PM FILED/CERT

Signer is representing \_\_\_\_\_

Document attached to Warranty Deed, Joint Tenants with Right of Survivorship



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

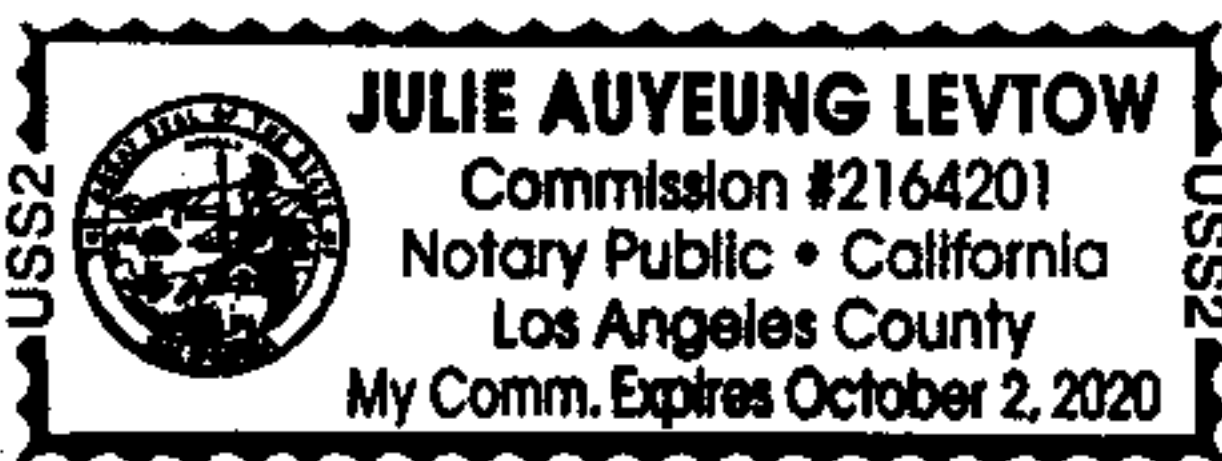
State of California

County of Los Angeles

On Aug 22, 2017 before me, Julie Auyeung Levtow, Notary Public

personally appeared Elizabeth Anne Miller  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed Joint Tenants With Rt of Survivorship Document Date: \_\_\_\_\_  
Number of Pages: one Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

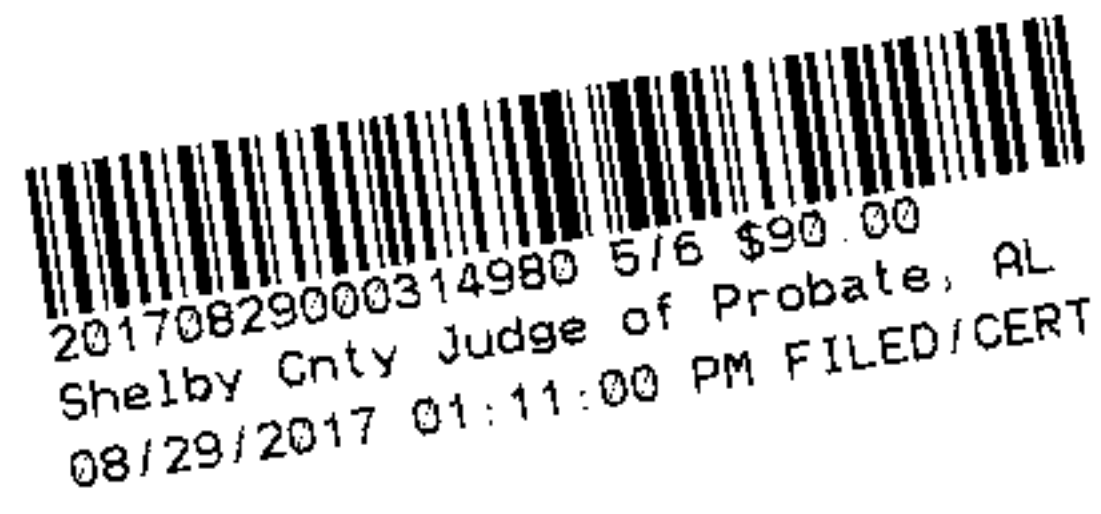
Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**EXHIBIT A – LEAGAL DESCRIPTION**

Commence at the Southwest corner of the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 26, Township 17, Range 1 East; from said corner go East along the section line 850 feet for the point of beginning; thence North parallel with the West boundary line of said forty 990 feet; thence East parallel with the North boundary line of said forty 850 feet; thence South parallel with the East boundary line of said forty 990 feet until it intersects the section line; thence West along the section line 850 feet to the point of beginning; being a part of the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  all in said Section 26, Township 17, Range 1 East, in Shelby County, Alabama.





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Shelby Cnty Judge of Probate, AL  
08/29/2017 01:11:00 PM 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	Bernadette Miller 1991 Trust Mark S. Miller Michael J. Miller Elizabeth Anne Miller	Grantee's Name	Michael N. Acre Amanda T. Acre
Mailing Address		Mailing Address	
Property Address	Sand Ridge Rd. Leeds, AL 35094	Date of Sale	August 18, 2017
		Total Purchase Price	\$60,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 August 16, 2017

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1