


THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTEE HEREIN.

This Instrument prepared by:
Tommy E. Tucker
1616 Third Avenue North
Bessemer, Alabama 35020

Send Tax Notice to:
Ronda Miller
219 Meadowgreen Drive
Montevallo, Alabama 35115

SPECIAL CLERK'S DEED


20170913000333900 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
09/13/2017 03:27:25 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

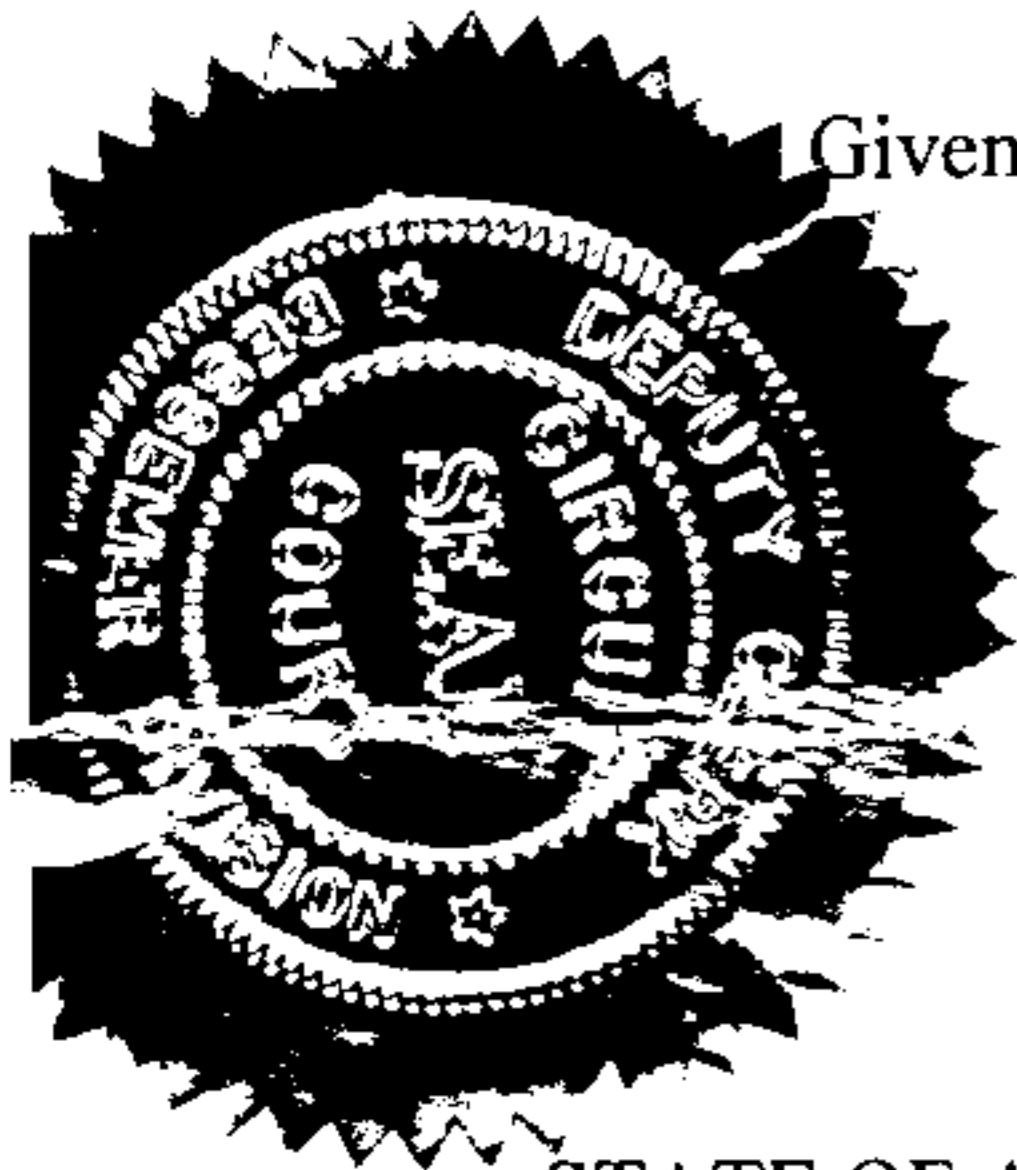
KNOW ALL MEN BY THESE PRESENTS, That I, Karen Dunn Burks, the Circuit Clerk of the Bessemer Division of Jefferson County, Alabama, pursuant to that Order for Final Decree of Divorce Order Nunc Pro Tunc entered on April 21, 2017, in case number DR-2016-900378.00, do hereby bargain, sale, convey and transfer all rights, title, interest and claim of Kevin Eugene Miller, a single man, to Ronda Hannah Miller, a single woman (hereinafter called Grantee) in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

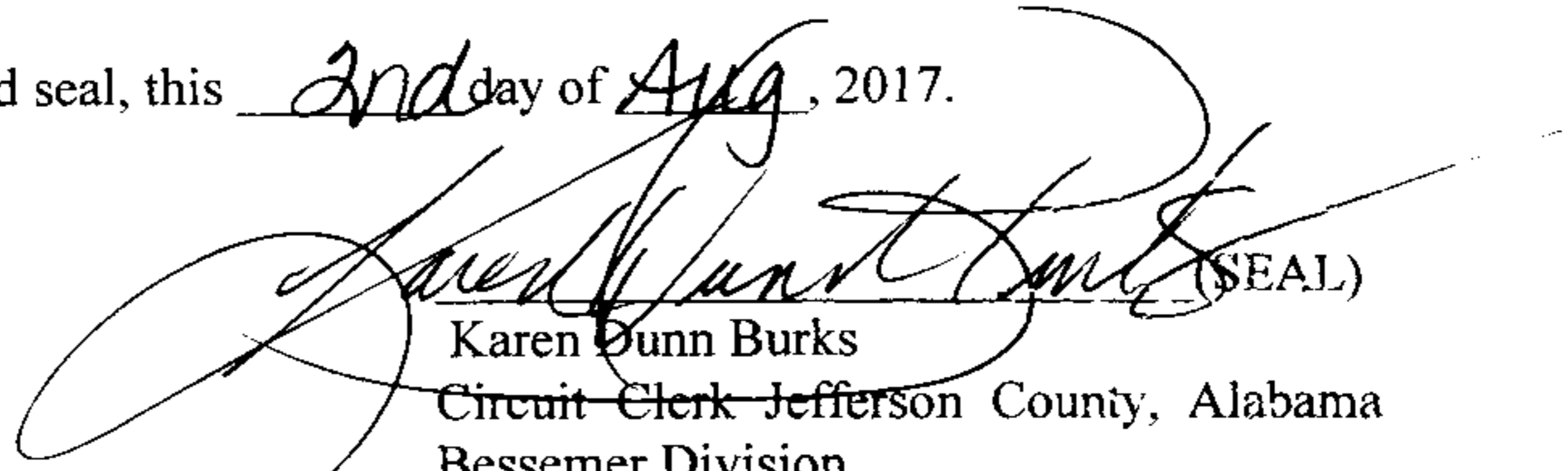
Lot 21, Block 3, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.

Physical Address of Property: 219 Meadowgreen Drive, Montevallo, Alabama 35115

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under out hand and seal, this 2nd day of Aug, 2017.



 (SEAL)
Karen Dunn Burks
Circuit Clerk Jefferson County, Alabama
Bessemer Division
1851 Second Avenue North
Bessemer, AL 35020

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that, **Karen Dunn Burks** 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2017.


Notary Public
MY COMMISSION EXPIRES DECEMBER 13, 2019

Real Estate Sales Validation Form

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

Grantor's Name Kevin Miller
Mailing Address Unknown

Grantee's Name Ronda Hannah Miller
Mailing Address 219 Meadongreen Dr
Montevallo AL 35115

Property Address 219 Meadongreen Dr
Montevallo AL
35115

Date of Sale 8/2/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,800 1/2 59,900

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 9/13/17
Unattested

Print Ronda Hannah
Sign Ronda Hannah
(Grantor/Grantee/Owner/Agent) circle one



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