


This instrument is prepared by:
David F. Ovson
3274 Hillard Drive
Mountain Brook, AL 35243

SEND TAX NOTICE TO:
Carl Edwin Miller III and Gayle S. Miller
3196 Crossings Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20170918000338180 1/2 \$19 00
Shelby Cnty Judge of Probate, AL
09/18/2017 08:21:34 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Nine Thousand One Hundred Forty-Seven and 47/100 Dollars (\$299,147.47) paid by the grantees herein, the receipt of which is hereby acknowledged, I, Peter J. Clemens, IV, Trustee of the Peter J. Clemens, IV Revocable Living Trust, dated May 21, 2004 (hereinafter grantor, whether one or more), does grant, bargain, sell and convey unto **Carl Edwin Miller III and Gayle S. Miller**, as joint tenants with rights of survivorship, (hereinafter Grantees), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama:

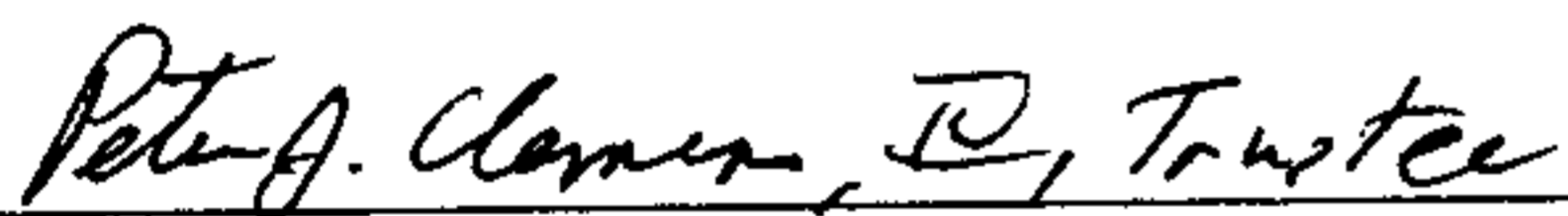
Lot 107, according to the Map and Survey of Caldwell Crossings, 2nd Sector, Phase 5, as recorded in Map Book 32, Page 103 A & B, in the Probate Office of Shelby County, Alabama.

The entire purchase price recited herein is being paid from the proceeds of a purchase money mortgage of even date herewith.

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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantee, his heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

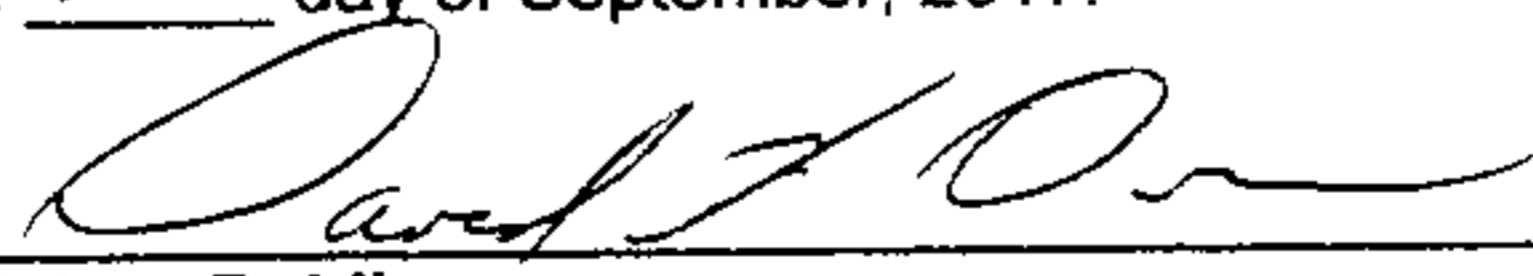
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 14, 2017


Peter J. Clemens IV, Trustee of the Peter J. Clemens IV Revocable Living Trust, dated May 21, 2004

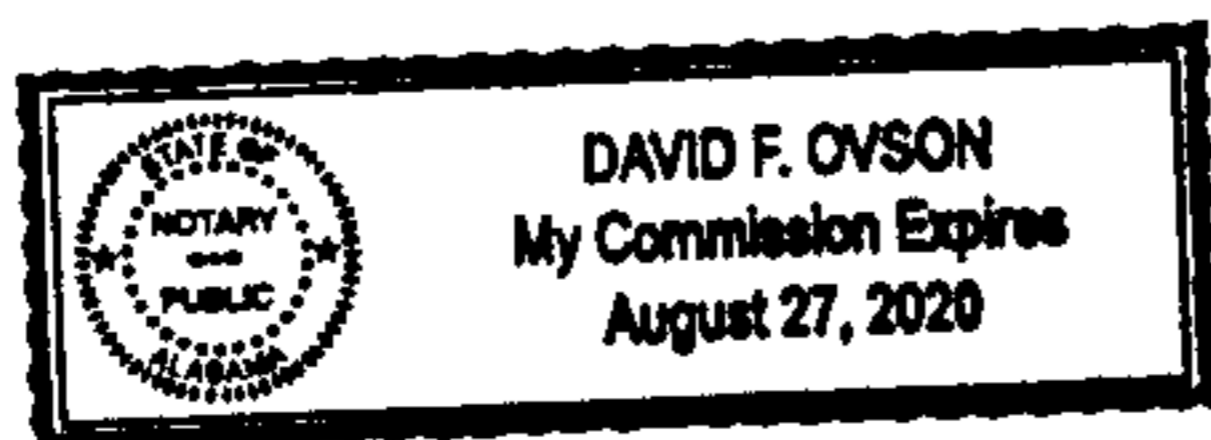
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said state and county, hereby certify that Peter J. Clemens IV in his capacity as Trustee of the Peter J. Clemens IV Revocable Living Trust, dated May 21, 2004 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, in such capacity has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of September, 2017.


Notary Public

My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1976, Section 40-22-1

Grantor's Name Peter J. Clemens IV
Mailing Address 2383 North Berries
Chapel Road
Franklin, TN 37069

Grantee's Name Carl Edwin Miller III + Gayle S. Miller
Mailing Address 3196 Crossings Drive
Birmingham,
AL 35242

Property Address 3196 Crossings Dr.
Birmingham,
AL 35242

Date of Sale Sept. 14, 2017
Total Purchase Price \$ 299,147.47
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
 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 1976 § 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 1976 § 40-22-1 (h).

Date 9/14/2017

Print Peter J. Clemens IV

Unattested

(verified by)

Sign Pete J. Clemens IV, Trustee
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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