


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Brian & Stephanie Millwee
195 Wilson Dr.
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY


20171106000402280 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
11/06/2017 12:34:49 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY THOUSAND (\$40,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lynnette Bates Burton**, an unmarried person, **Julia Lucretia Bates McQuinn**, an unmarried person, **Lynn Nash Gravette**, an unmarried person, **Wayne Almond Nash**, a married person, **Chelse Landis Nash**, a married person, and **Bennie Vance Nash**, an unmarried person (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brian Millwee** and **Stephanie Millwee**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Beginning at the center corner of Section 3 Township 24 North Range 12 East as a point of reference, thence North with the land line North 1 degree 35 minutes West 838.6 feet to a point 30 South of the center line of the Calera-Centerville Highway. Thence North 85 degrees 50 minutes W 322 feet along with and parallel to said highway to the North east corner of Lot No. 1 as point of beginning for the lot herein conveyed. Lot No. 9 Thence from the above mentioned point of beginning S 4 degrees 11 minutes E - 420 feet to the N. E. Corner of Lot No. 9, thence S 85 degrees 49 minutes W - 195 feet to the N. W. corner thence S 4 degrees 11 minutes E - 100 feet to the S W corner, thence N 85 degrees 49 minutes E - 195 feet to the S. E. corner, thence N 4 degrees 11 Minutes W. - 100 feet to the N. E. corner or point of beginning. The above described property also being described as Lot 9 of Wilson Subdivision No. 1 as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Previous deeds in the chain of title intending to convey the above described property either omitted or incorrectly described the same either as lot 7 or erroneously used the legal description describing lot 7 with the intention of conveying the property correctly described above in the legal description herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said

County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of any of the GRANTORS or any of the GRANTORS' spouses.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 2 day of November, 2017.

Chelse Landis Nash
Chelse Landis Nash

Lynette Bates Burton by Chelse Landis Nash, POA
Lynette Bates Burton by Chelse Landis Nash, POA

Julia Lucretia Bates McQuinn by Chelse Landis Nash, POA
Julia Lucretia Bates McQuinn by Chelse Landis Nash, POA

Lynn Nash Gravette
Lynn Nash Gravette

Wayne Almond Nash by Chelse Landis Nash, POA
Wayne Almond Nash by Chelse Landis Nash, POA

Bennie Vance Nash by Chelse Landis Nash, POA
Bennie Vance Nash by Chelse Landis Nash, POA

STATE OF ALABAMA
SHELBY COUNTY

}

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Chelse Landis Nash, Lynnette Bates Burton by Chelse Landis Nash, POA, Julia Lucretia Bates McQuinn by Chelse Landis Nash, POA, Lynn Nash Gravette, Wayne Almond Nash by Chelse Landis Nash, POA, and Bennie Vance Nash by Chelse Landis Nash, POA, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of November, 2017.

[Signature]
Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

20171106000402280 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

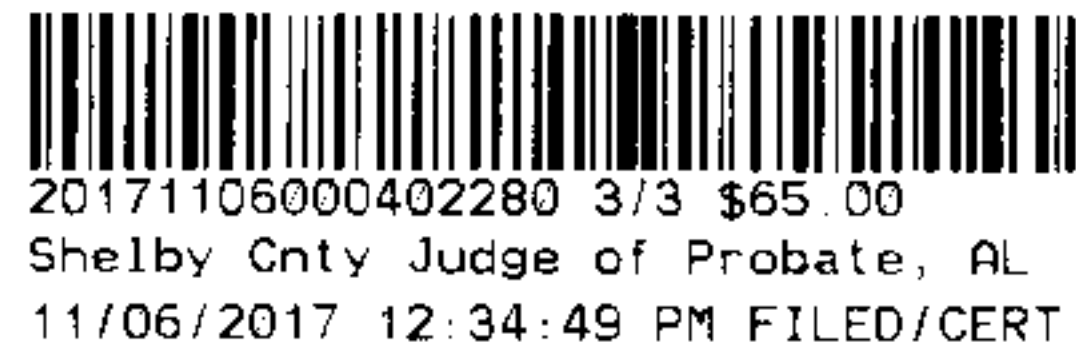
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Julia Loretta Nash</u> Chelse Landis Nash	Grantee's Name	<u>Brian Millwee</u> Stephanie Millwee
Mailing Address	<u>195 Wilson Dr.</u> Montevallo, AL 35115	Mailing Address	<u>195 Wilson Dr.</u> Montevallo, AL 35115
Property Address	<u>195 Wilson Dr.</u> Montevallo, AL 35115	Date of Sale	<u>10/26/2017</u>
		Total Purchase Price	<u>\$40,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 10/26/2017

Print Justin Smitherman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1