

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Jessica L. Miles and Joseph B. Ray
2366 Hwy 45
Sterrett, AL 35147

WARRANTY DEED

20171205000435030

12/05/2017 10:16:04 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Seven Thousand And No/100 Dollars (\$137,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ronald W. Arthur, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jessica L. Miles and Joseph B. Ray (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Part of the SW 1/4 of SW 1/4 of Section 14, Township 18 South, Range 1, East, situated in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said SW 1/4 of SW 1/4, which point is the point of beginning; thence run Westerly along the South boundary line of said SW 1/4 of SW 1/4 a distance of 630.5 feet to the centerline of Sterrett Road; thence run Northeasterly along the centerline of Sterrett Road, along a curve to the right and thence along a tangent a distance of 600.00 feet to the centerline of Chert Drive; thence turn an angle of 98 deg. 16 min to the right and run Southeasterly for a distance of 98.0 feet to a fence; thence turn an angle of 48 deg. 08 min. to the left and run Easterly for a distance of 136.5 feet to a fence corner, thence turn an angle of 20 deg. 46 min. to the left and run Northeasterly for a distance of 145.0 feet to the East boundary line of the SW 1/4 of the SW 1/4; thence turn an angle to the right and run Southerly along the East boundary line for a distance of 526.0 feet back to the point of beginning; being situated in Shelby County, Alabama.

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.


Subject to a third party mortgage in the amount of \$130,150.00 executed and recorded simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their 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 November 28, 2017.


Ronald W. Arthur

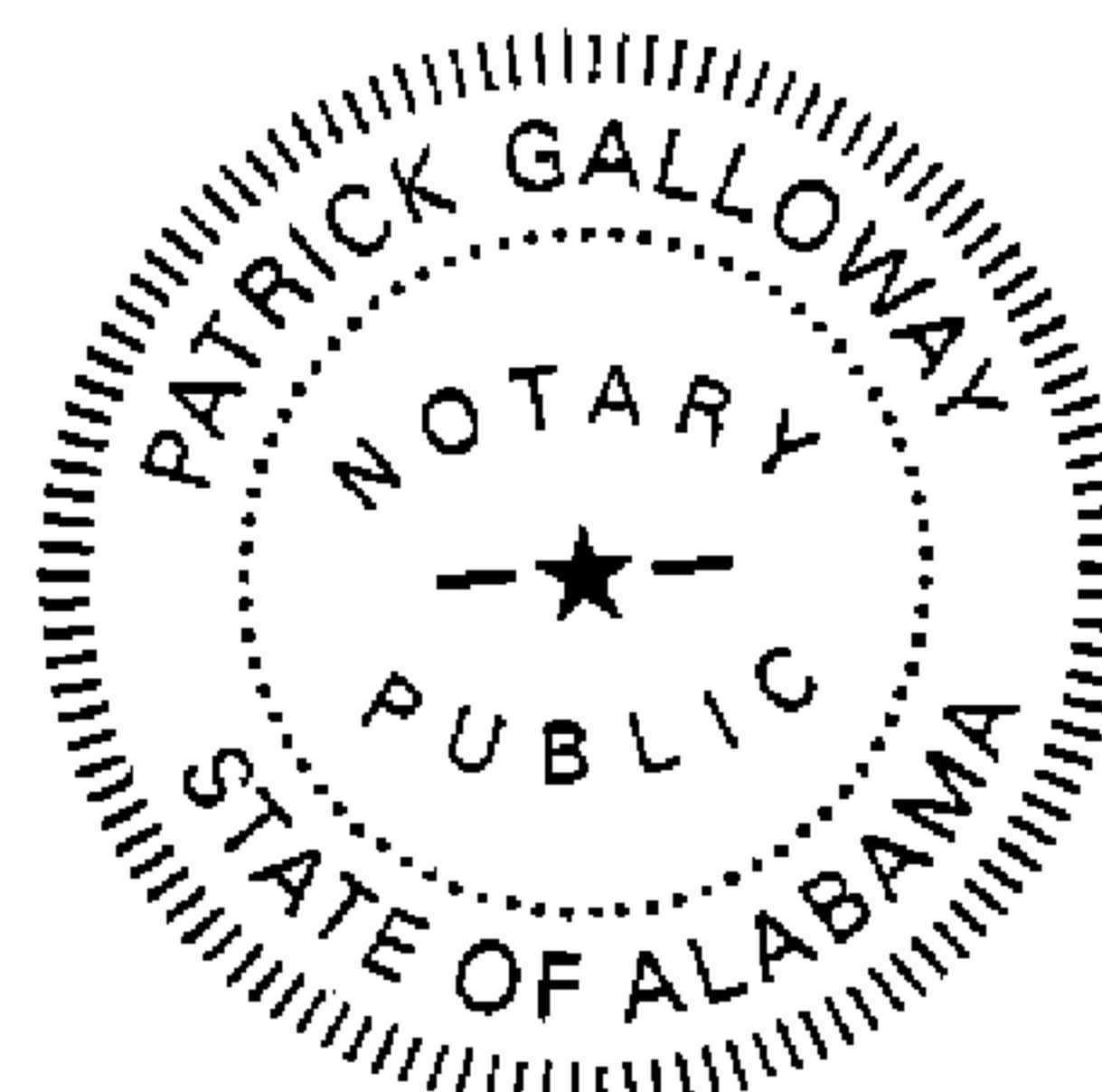
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ronald W. Arthur whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 28th day of November, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 11/28/2017


Notary Public
My commission expires: 10-4-21

FILE NO.: TS-1702425



Real Estate Sales Validation Form

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

Grantor's Name Ronald W. Arthur

Grantee's Name Jessica L. Miles and Joseph B. Ray

Mailing Address 5987 Mockingbird Ln
Pinson, AL 35126-3458Mailing Address 209 Carl Nichols Dr
Pelham, AL 35124Property Address 2366 Hwy 45
Sterrett, AL 35147

Date of Sale November 28, 2017

Total Purchase Price \$137,000.00

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)

☐ 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 - Ronald W. Arthur, 5987 Mockingbird Ln, Pinson, AL 35126-3458.

Grantee's name and mailing address - Jessica L. Miles and Joseph B. Ray, 209 Carl Nichols Dr, Pelham, AL 35124.

Property address - 2366 Hwy 45, Sterrett, AL 35147

Date of Sale - November 28, 2017.

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.

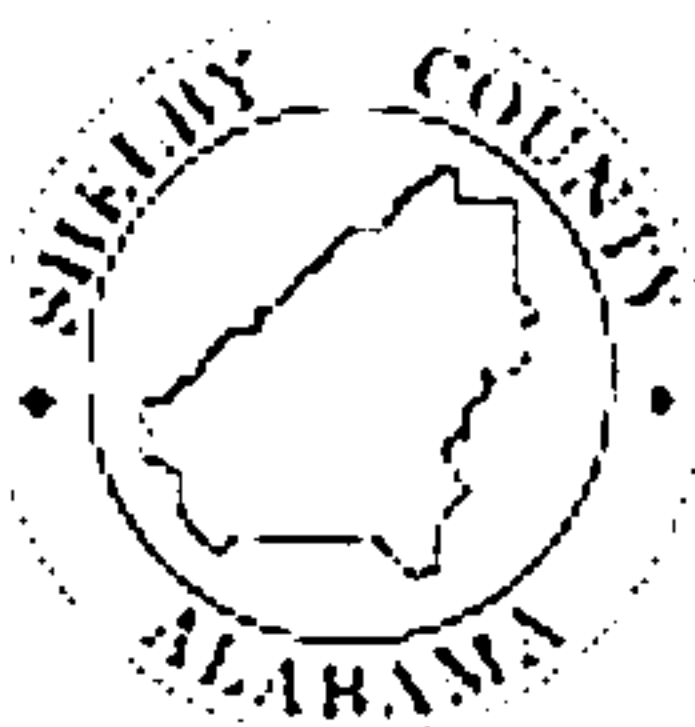
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: November 28, 2017

Signature

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/05/2017 10:16:04 AM
\$25.00 CHERRY
20171205000435030