

20180706000241380  
07/06/2018 03:23:29 PM  
DEEDS 1/2

Send tax notice to: Terry Stephenson, 1030 Willow Creek Way, Alabaster, AL 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Five Thousand dollars and no/100 (\$165,000.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Robert E. Miller, Jr. and Leashia Moody-Miller, Husband and Wife, whose mailing address is:**

2020 Forrest Ridge Dr; Colorado Springs, CO 80918

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Terry Stephenson, whose mailing address is: 1030 Willow Creek Way, Alabaster, AL 35007**

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 1030 Willow Creek Way, Alabaster, AL 35007 to-wit:

**Lot 79, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.**

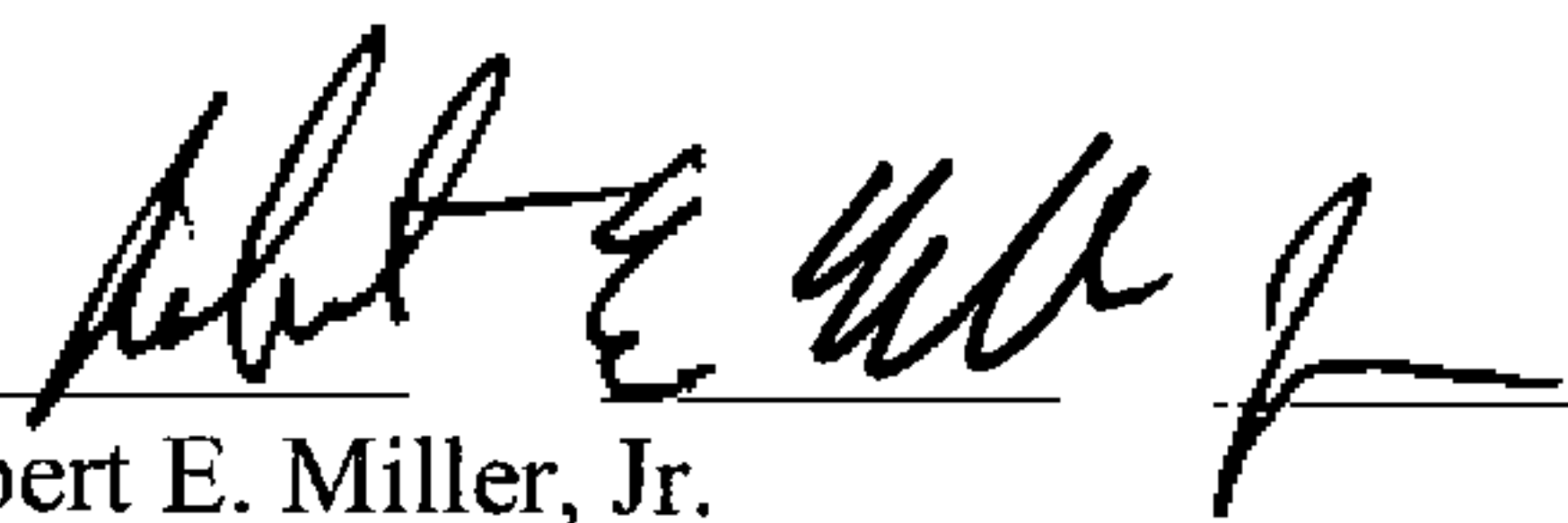
\$170,445.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 6<sup>th</sup> day of July, 2018.

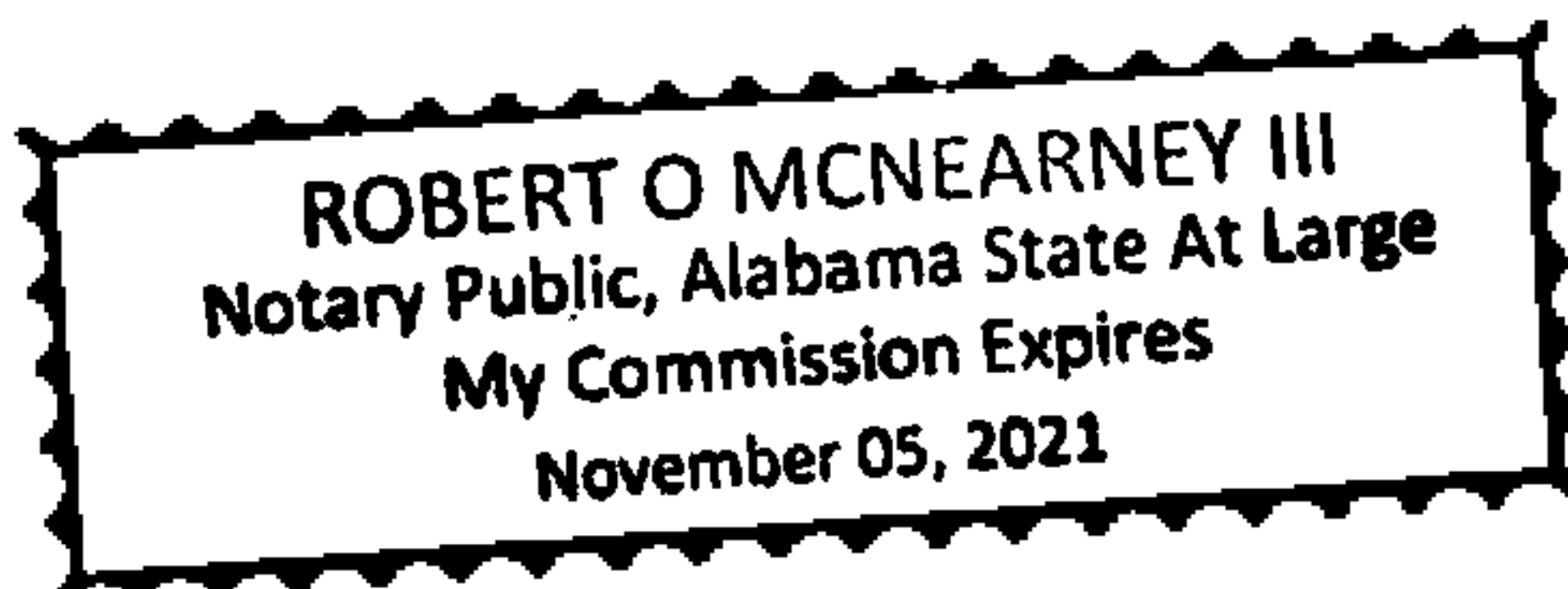
  
Robert E. Miller, Jr.

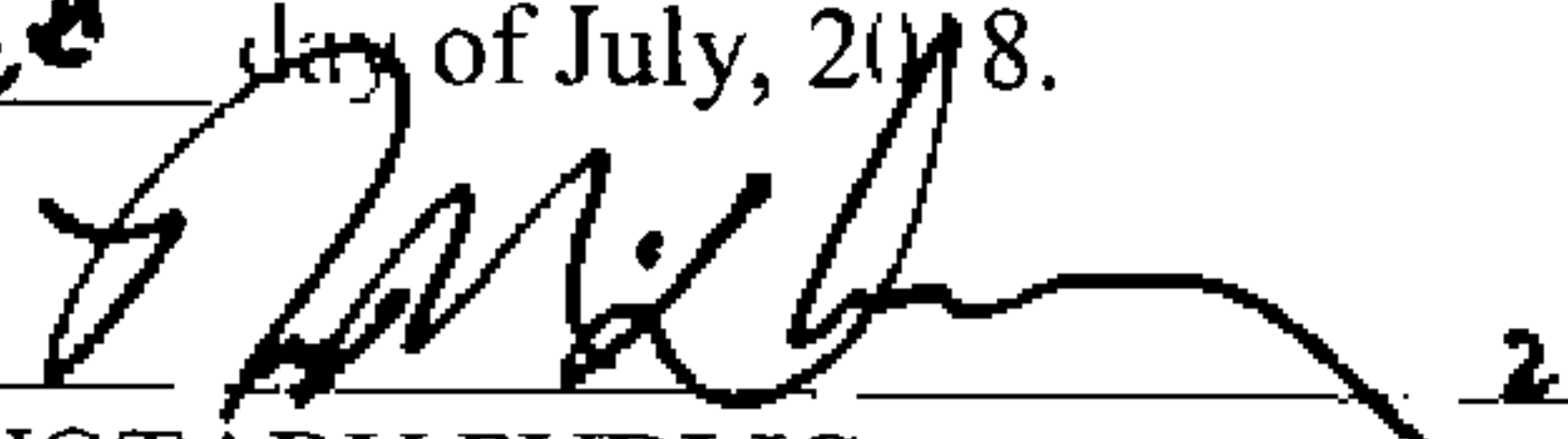
  
Leashia Moody-Miller

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Miller, Jr. and Leashia Moody-Miller, 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of July, 2018.



  
NOTARY PUBLIC  
My commission expires: 11/5/21



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/06/2018 03:23:29 PM  
\$19.00 CHERRY  
20180706000241380

