

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David Wayne Miles and
Nancy Yvonne Liles Miles
1054 Kelly Creek Way
Moody, AL 35004

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DAVID WAYNE MILES and NANCY YVONNE LILES MILES, husband and wife, ASHLEY YVONNE MILES HENDRICKS, a married woman, PATRICK DAVID MILES, a married man, and NATHAN LEE MILES, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **DAVID WAYNE MILES and NANCY YVONNE LILES MILES** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantors as defined in §6-10-3, Code of Alabama (1975).

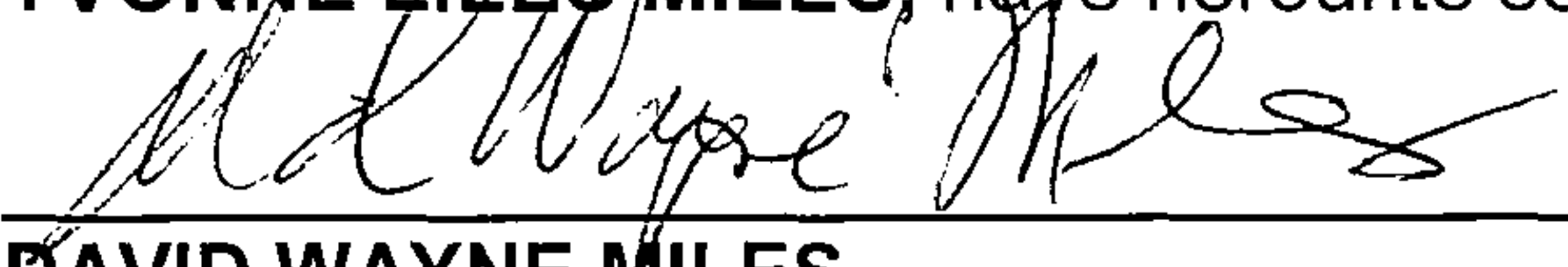
No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantors herein.

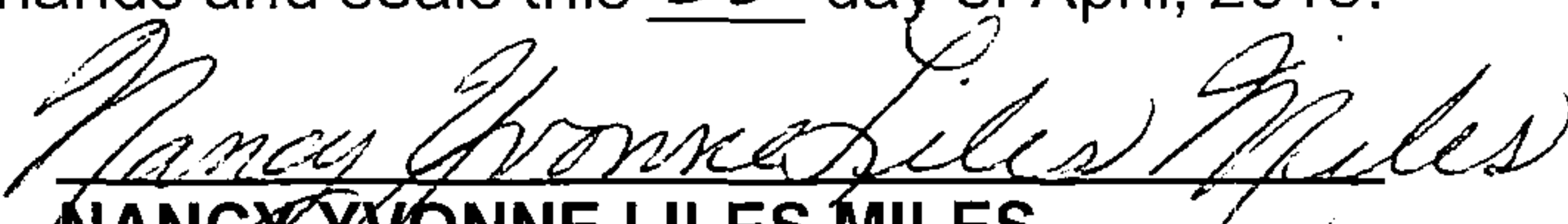
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right 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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, the undersigned Grantors, **DAVID WAYNE MILES and NANCY YVONNE LILES MILES**, have hereunto set our hands and seals this 22 day of April, 2019.


DAVID WAYNE MILES


NANCY YVONNE LILES MILES

**STATE OF ALABAMA
COUNTY OF SHELBY**

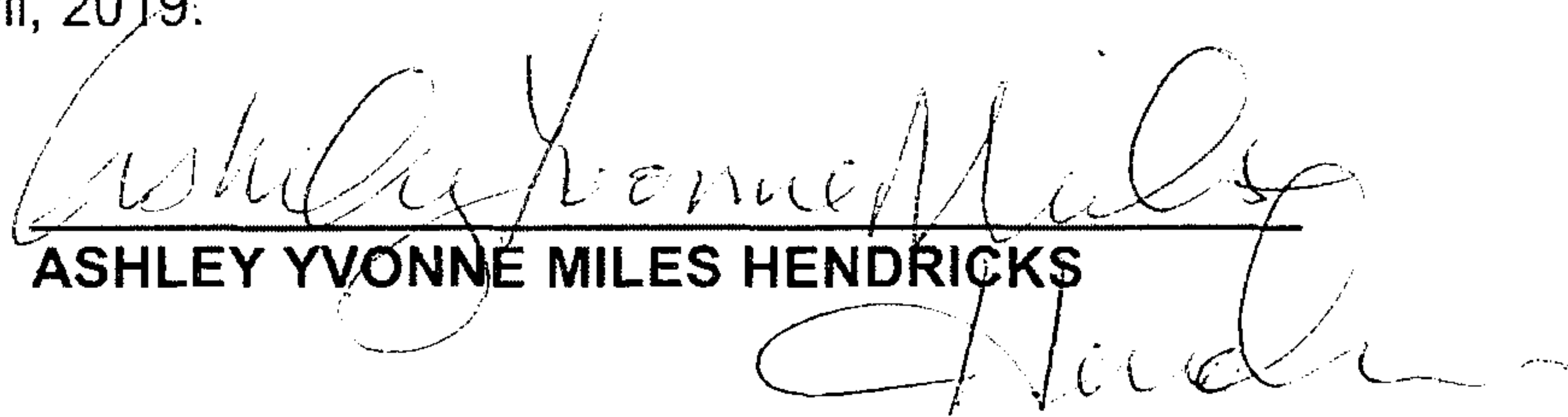
I, Christina Elizabeth Wall, a Notary Public in and for said County, in said State, hereby certify that **DAVID WAYNE MILES and NANCY YVONNE LILES MILES**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: _____

In Witness Whereof, I, **ASHLEY YVONNE MILES HENDRICKS**, have hereunto set my hand and seal this 25 day of April, 2019.



ASHLEY YVONNE MILES HENDRICKS

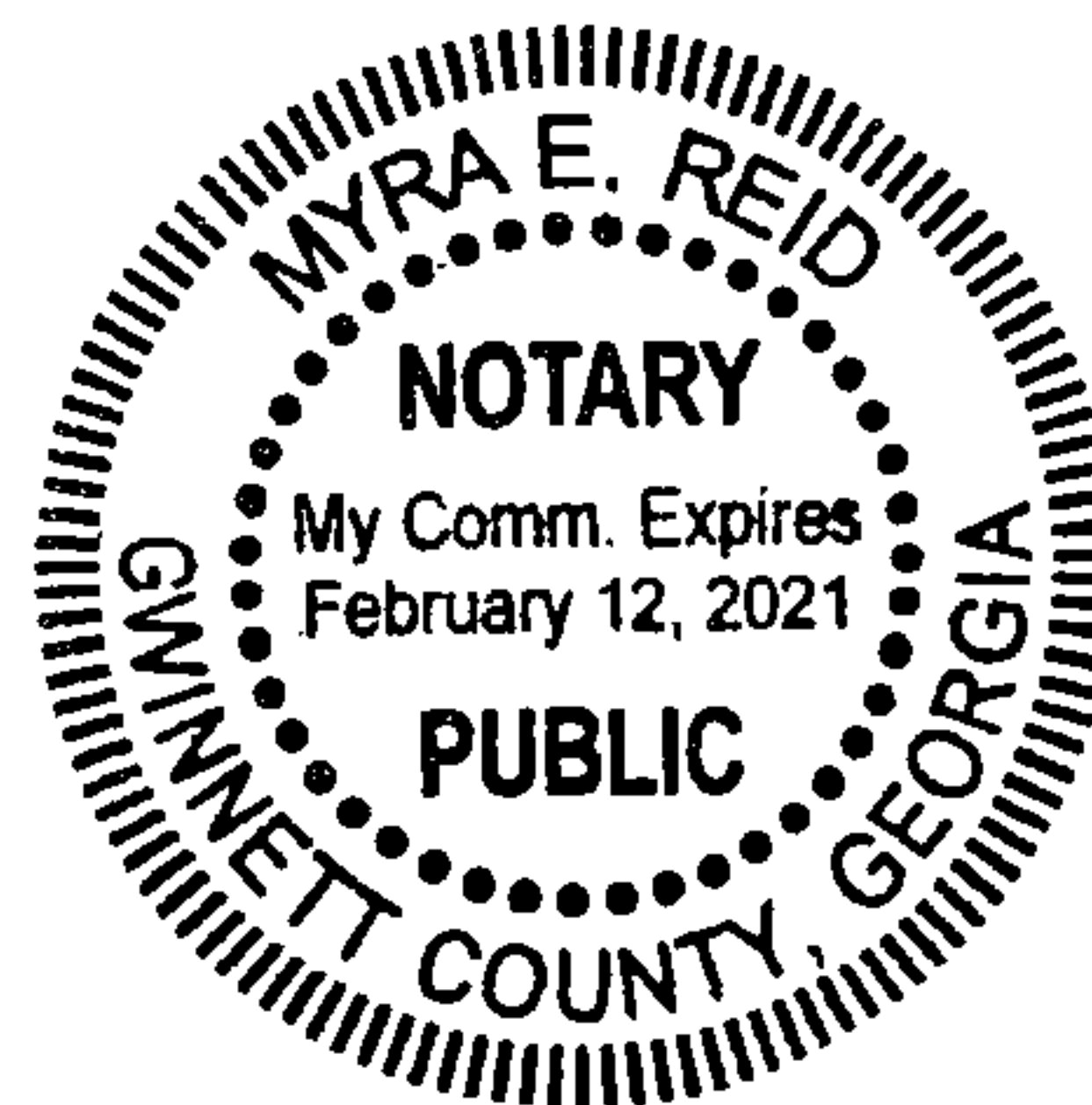
STATE OF Georgia

COUNTY OF Gwinnett


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ASHLEY YVONNE MILES HENDRICKS**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of April, 2019.


Notary Public
My Commission Expires: 2/12/21



In Witness Whereof, I, **PATRICK DAVID MILES**, have hereunto set my hand and seal
this 22 day of April, 2019.


PATRICK DAVID MILES

STATE OF Georgia
COUNTY OF DeKalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that **PATRICK DAVID MILES**, 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
this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of April, 2019.



Notary Public
Commission Expires: 10/8/2019

In Witness Whereof, I, **NATHAN LEE MILES**, have hereunto set my hand and seal
this 29 day of April, 2019.

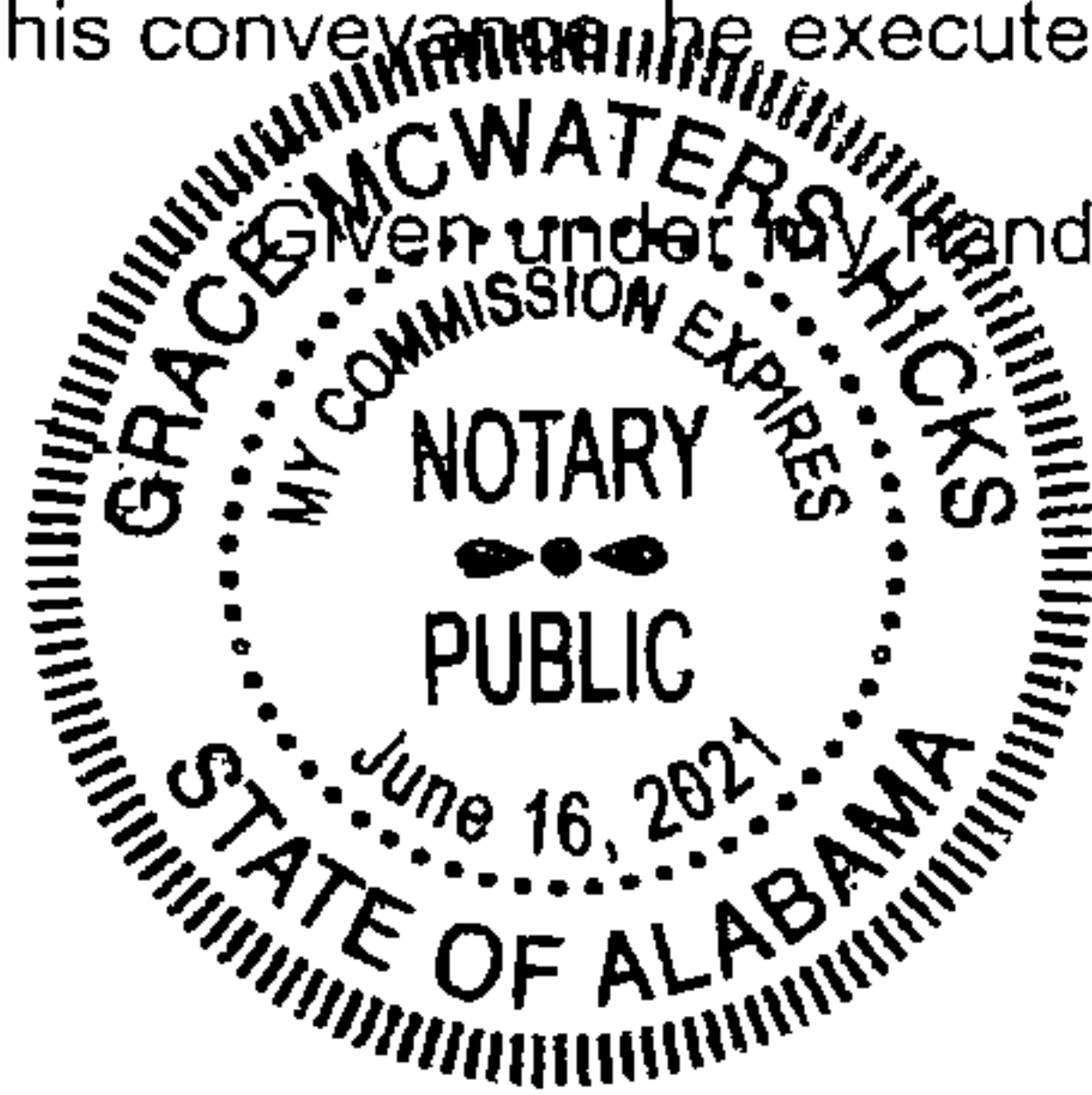


NATHAN LEE MILES

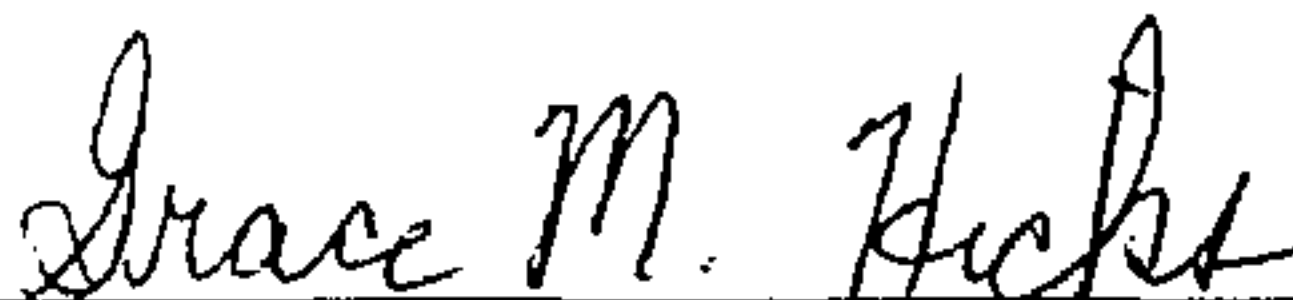
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that **NATHAN LEE MILES**, 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
this conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 29 day of April, 2019.



Notary Public
My Commission Expires: 6/16/21

EXHIBIT "A"

A PART OF THE Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as:

Commence at the Southwest corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section 7, a distance of 42.38 feet to a point on the Easterly right of way line of Shelby county Highway NO. 33; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to a point on the southeasterly right of way line of said Highway NO. 33 and the point of beginning of the property being described; thence turn a deflection angle of 68 degrees 22 minutes 38 seconds and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway No. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run Northeasterly along said right of way line a distance of 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue Northeasterly along said right of way line a distance of 317.91 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run a distance of 132.27 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes and 0 seconds left and run Southwesterly a distance of 208.71 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes 0 seconds right and run a distance of 2.15 feet to a point; thence turn a deflection angle of 90 degrees 0 minutes 0 seconds left and run Southwesterly a distance of 246.79 feet to a point; thence turn a deflection angle of 44 degrees 38 minutes 9 seconds right and run Westerly a distance of 442.03 feet to a point on Southeasterly right of way line of said Highway NO. 33 in a curve to the left having a radius of 3,396.92 feet; thence turn a deflection angle of 56 degrees 40 minutes 8 seconds left to chord and run Southwesterly along the chord of said Highway curve a chord distance of 258.75 feet to the point of beginning.

Also, a parcel of land situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of Said Section 7 a distance of 42.38 feet to a point; thence turn a deflection angle of 69 degrees 17 minutes 6 seconds left and run Northeasterly a distance of 310.53 feet to a point; thence turn 68 degrees 22 minutes 38 seconds right and run 724.58 feet to a point on the Westerly right of way line of Interstate Highway NO. 65 (I-65); thence turn a deflection angle of 58 degrees 46 minutes 25 seconds left and run northeasterly along said right of way line 189.92 feet to a point; thence turn a deflection angle of 5 degrees 21 minutes 39 seconds right and continue along said right of way line a distance of 317.91 feet to the point of beginning of the property being described; thence continue along last described course a distance of 50.78 feet to a point; thence turn a deflection angle of 79 degrees 55 minutes 16 seconds left and run Northwesterly a distance of 434.28 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 33; thence turn a deflection angle of 90 degrees 0 minutes left and run southwesterly a distance of 50.0 feet to a point on the same said right of way line of same said Highway No. 33; thence turn a deflection angle of 90 degrees 0 minutes left and run a distance of 443.17 feet to the point of beginning.

PARCEL NO.: 14-3-07-3-000-009.010

Real Estate Sales Validation Form

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

Grantor's Name David Wayne Miles and
Mailing Address Nancy Yvonne Liles Miles
1054 Kelly Creek Way
Moody, AL 35004

Grantee's Name David Wayne Miles and
Mailing Address Nancy Yvonne Liles Miles
1054 Kelly Creek Way
Moody, AL 35004

Property Address See Exhibit A

Date of Sale 4/22/2019
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 45,190 (3/5 \$27,114)

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 X Other Tax Assessor's Value under Parcel#
 Closing Statement 14-3-07-3-000-009.010

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 4/22/2019

Print

 Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2019 11:15:09 AM
\$60.50 CHERRY
20190502000146650

Allen S. Beal