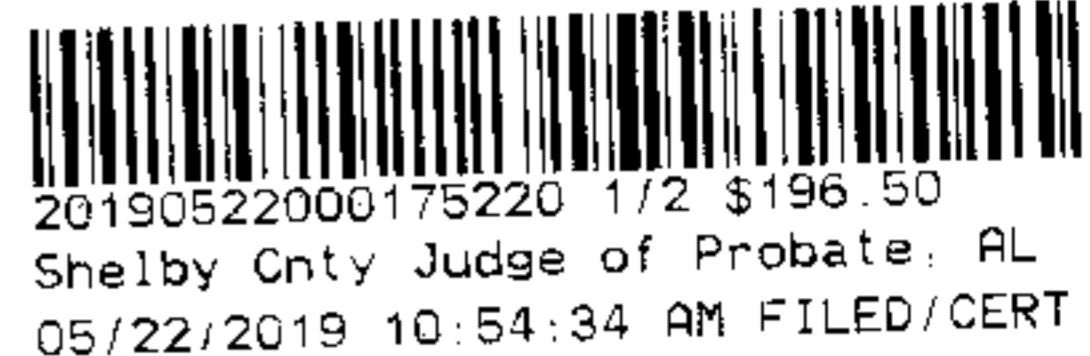


This instrument was prepared
without examination of title by:
Anne R. Moses
Moses & Moses, P.C.
Attorneys-at-Law
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242
anne@mosesp.com

Send tax notice to:
CAROLYN GUY
415 Oxford Way
Pelham, AL 35124



GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

: KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of Ten and no/100 Dollar (\$10.00) to the undersigned MARY H. MILES ("Grantor"), a widow who has not married again, and who resides at 83 Southern Hills Drive, Calera, AL 35040, in hand paid by CAROLYN GUY ("Grantee"), who resides at 415 Oxford Way, Pelham, AL 35124, the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Parcel #: 28-3-05-0-001-028.009

Property Address: 83 Southern Hills Drive
 Calera, AL 35040

Property Value: \$178,300

Lot 8, according to the Survey of Southern Hills, Sector 3, as recorded in Map Book 14 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with an undivided 4/42nd interest in and to the Park as shown on the Preliminary plat of Southern Hills, Sectors 2, 3, 4, and 5.

RAYMOND J. MILES and MARY H. MILES acquired the property as Joint Tenants with Right of Survivorship. RAYMOND J. MILES, also known as RAYMOND J. MILES, JR. died on February 27, 2010. His wife, MARY H. MILES is his widow, and has not married again. This is the homestead property of the Grantor.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 2019 and subsequent years not yet due and payable;

- (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said Grantee, and each of her heirs, personal representatives and assigns forever.

And said Grantor does for herself and for her heirs, personal representatives and assigns, covenant with the Grantee, and her heirs, personal representatives and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, and each of their respective heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set forth her signature and seal this 10 day of May, 2019.

GRANTOR:

Mary H. Miles
MARY H. MILES

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY H. 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of May 2019.

