

20190801000275760
08/01/2019 08:05:19 AM
DEEDS 1/2

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

This Instrument Was Prepared By:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice To:
John W. Miller
1052 Hidden Forest Dr
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS, that by Letters Testamentary issued the 25th day of June, 2019, _____, by the Judge of the Probate County of Shelby County, Alabama, In The Matter of the Estate of Corinne Loy Miller, deceased, Shelby County Probate Case No. PR-2019-000159, I, John W. Miller, as Personal Representative of the Estate of Corinne Loy Miller, deceased, am authorized to execute a deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing, and the sum of **One Dollar and 00/100 and other good and valuable consideration (\$1.00)** in hand paid by **John W. Miller**, and in conformity with and pursuant to the authority of said Letters Testamentary, I, **John W. Miller, as Personal Representative of the Estate of Corinne Loy Miller, deceased, Shelby County Probate Case No. PR-2019-000159** (hereinafter referred to as GRANTOR) does hereby grant, bargain, and convey unto **John W. Miller** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 5, Block 4, according to the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Corinne Loy Miller was preceded in death by Fred Joseph Miller. The property herein conveyed was given, devised and bequeathed unto Corinne Loy Miller pursuant to the Last Will and Testament of Fred Joseph Miller, Shelby County, Alabama Probate Case No. PR-2008-000155.

TO HAVE AND TO HOLD, to the said **GRANTEE** and to the heirs and assigns for such Grantee forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30th day of July, 2019.

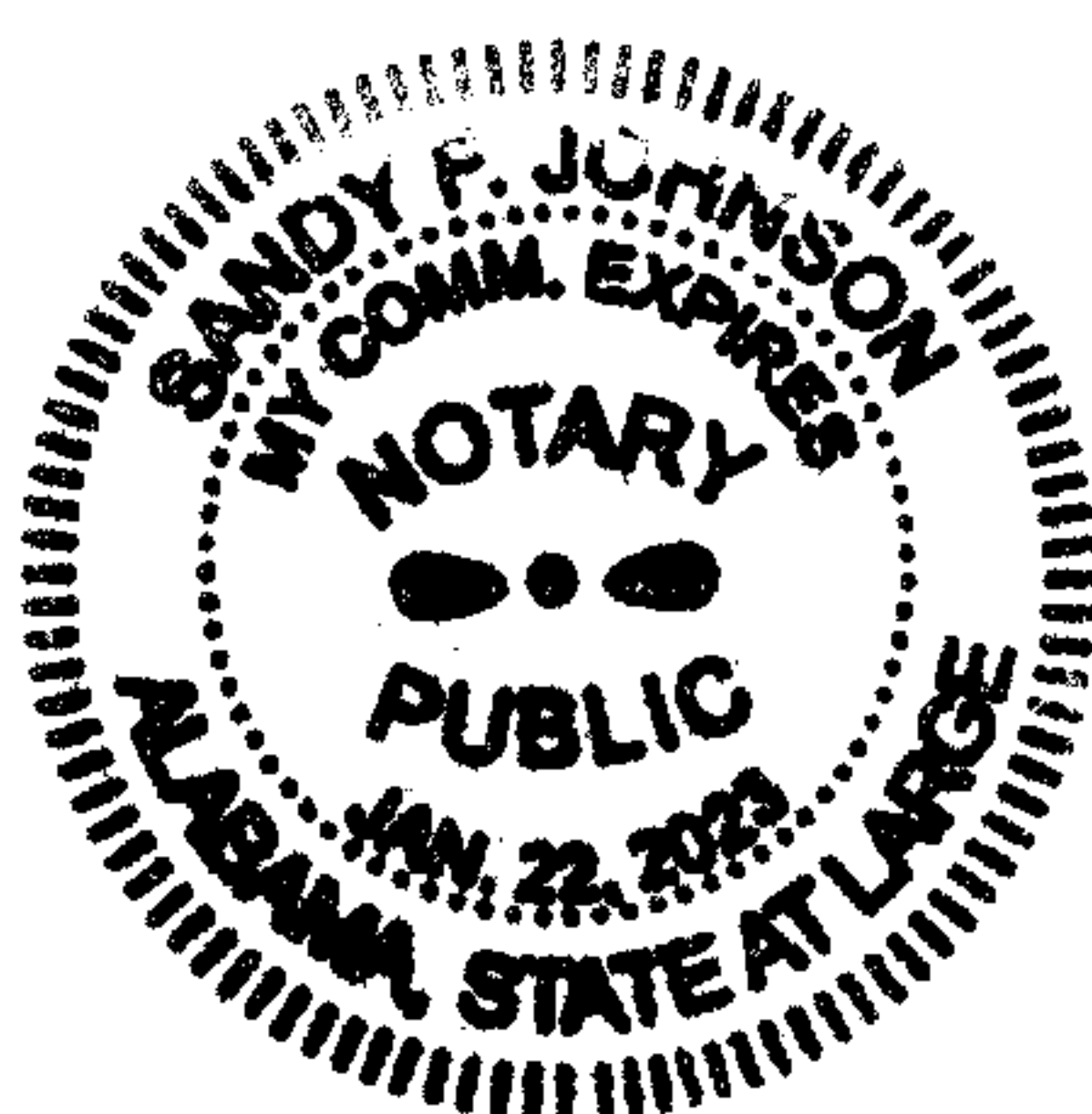
John W. Miller
John W. Miller, as Personal Representative of the Estate of Corinne Loy Miller, deceased, Shelby County Probate Case No. PR-2019-000159

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **John W. Miller**, whose name is signed to the foregoing conveyance as Personal Representative of the **Estate of Corinne Loy Miller, deceased, Shelby County Probate Case No. PR-2019-000159**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily, pursuant to the authority of the Shelby County, Alabama Probate Court, on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2019.

Sandy F. Johnson
Notary Public
My Commission Expires: 1/22/23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 08:05:19 AM
\$19.00 CHERRY
20190801000275760

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Corinne Loy Miller Est
Mailing Address 200 Meadow Rd
Montevallo AL 35115

Grantee's Name John W Miller
Mailing Address 1052 Hidden Forest Dr
Montevallo AL 35115

Property Address 200 Meadow Road
Montevallo, AL 35115

Date of Sale 7/30/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 151,000.00

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 Tax Assessed Value

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 7/30/19

Print Sandy F. Johnson

Sign Sandy F. Johnson
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

Print Form