

This instrument was prepared by:

David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:

Rebecca Ann Conner  
195 Wilson Drive  
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twenty-One Thousand and 00/100 Dollars (\$121,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Brian Millwee and his wife Stephanie Millwee**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Rebecca Ann Conner as Trustee of the Rebecca Conner Living Trust dated November 30, 2017**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**Beginning at the center corner of Section 3 Township 24 North Range 12 East as a point of reference, thence North with the land line North 1 degree 35 minutes West 838.6 feet to a point 30 South of the center line of the Calera-Centerville Highway; thence North 85 degrees 50 minutes W 322 feet along with and parallel to said highway to the Northeast corner of Lot No. 1 as point of beginning for the lot herein conveyed. Lot No. 9 thence from the above mentioned point of beginning S 4 degrees 11 minutes E 420 feet to the N.E. corner of Lot No. 9, thence S 85 degrees 49 minutes W 195 feet to the N.W. corner thence S 4 degrees 11 minutes E 100 feet to the SW corner, thence N 85 degrees 49 minutes E 195 feet to the S.E. corner, thence N 4 degrees 11 minutes W 100 feet to the N.E. corner point of beginning. The above described property also being described as Lot 9 of Wilson Subdivision No. 1 as recorded in Map Book 3, Page 62, in the Probate Office of Shelby County, Alabama.**

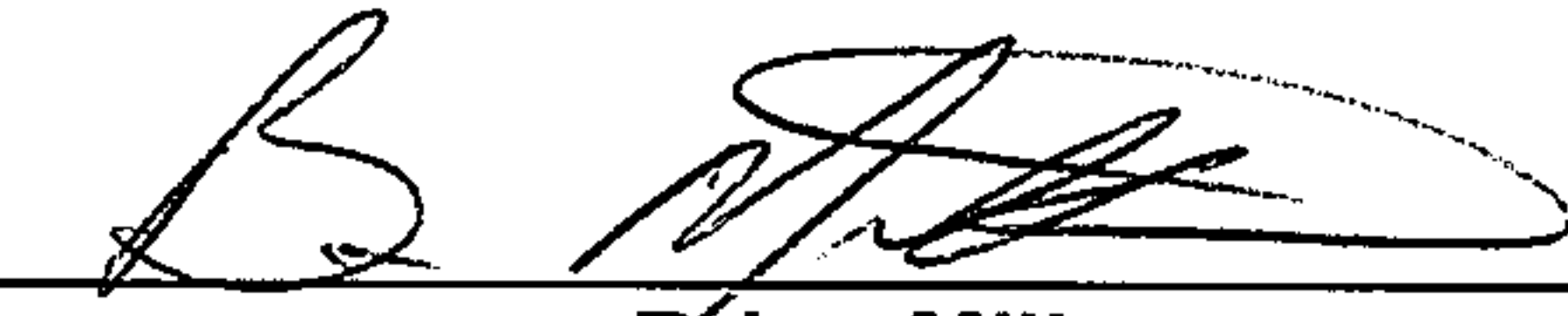
**\$112, 520.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2019 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

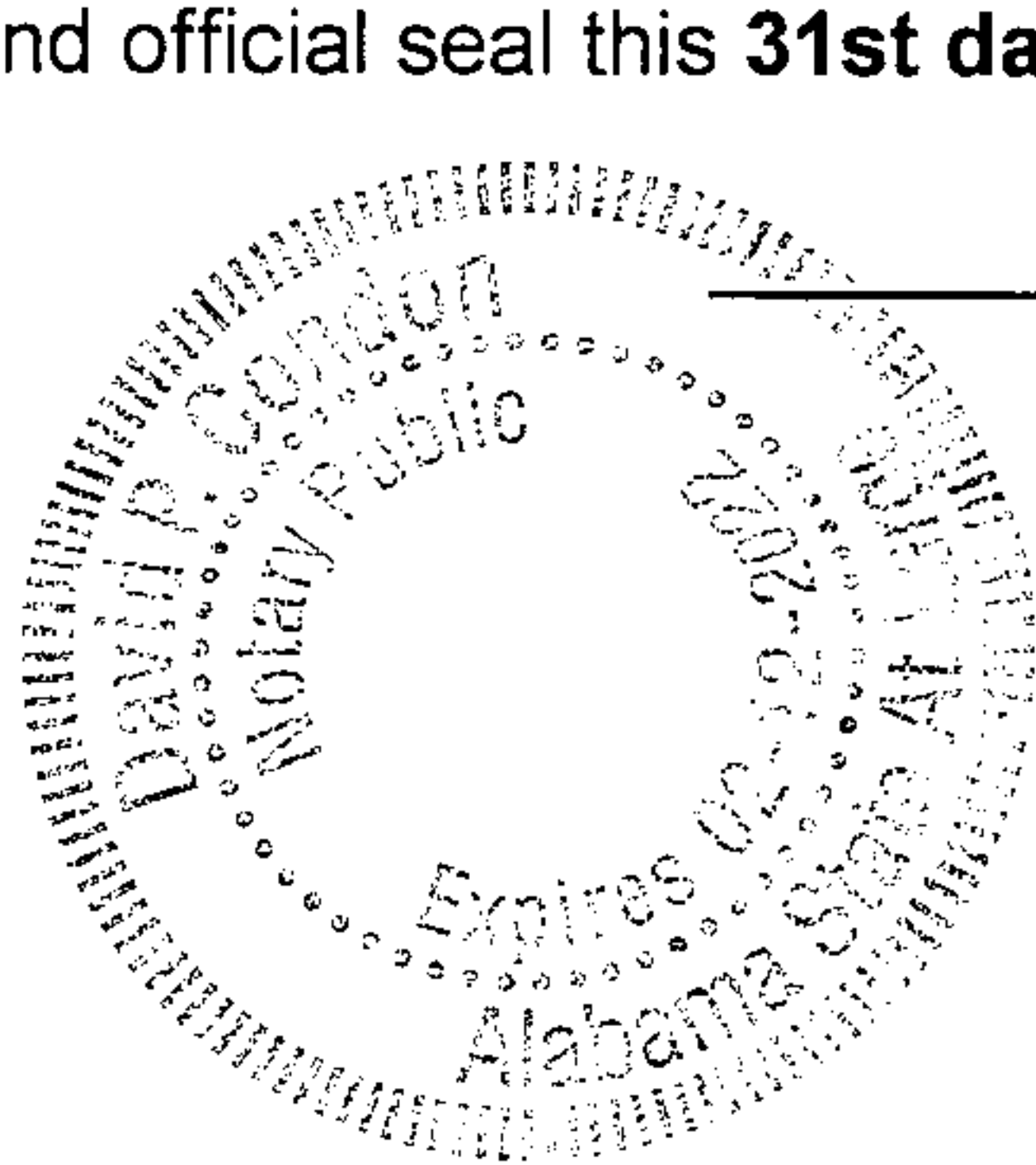
IN WITNESS WHEREOF, we have set our hands and seals, this **31st day of July, 2019**.

 (Seal)  (Seal)  
**Brian Millwee** **Stephanie Millwee**

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Brian Millwee and Stephanie Millwee** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st day of July, 2019**



  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2022**

**REAL ESTATE SALES VALIDATION FORM**

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

Grantor Name: **Brian Millwee**Date of Sale: **July 31st, 2019**Grantor Name: **Stephanie Millwee**Mailing Address: **195 Wilson Drive  
Montevallo, Alabama, 35115**Total Purchase Price: **\$121,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Property Address: **195 Wilson Drive  
Montevallo, Alabama, 35115**

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Rebecca Conner Living Trust**Mailing Address: **purchasers add****purchasers city, purchasers state, purchaser zip**

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 – 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 Section 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 Section 40-22-1 (h).Date: **July 31st, 2019**

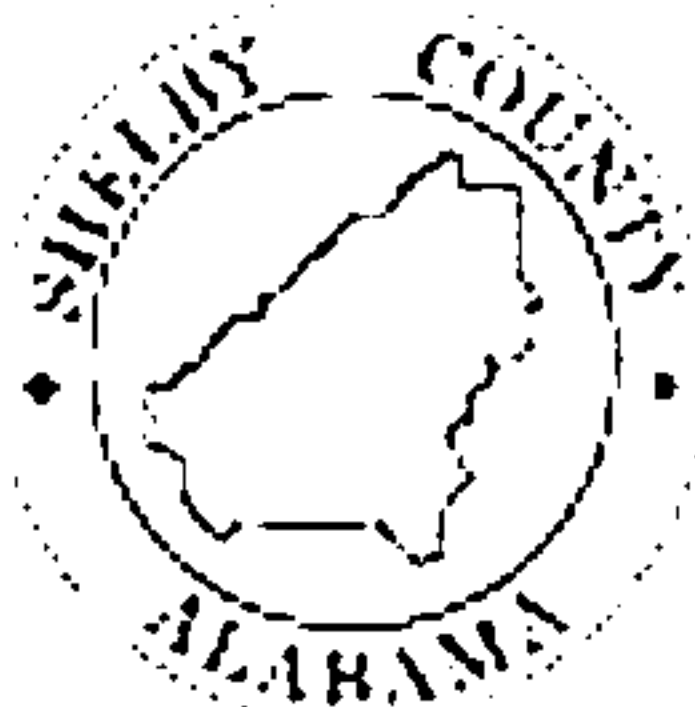
Print: \_\_\_\_\_

☐ Unattested

(verified by)

Sign: \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/08/2019 11:52:45 AM  
\$26.50 CHERRY  
20190808000286650*Allen S. Bayl*