

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Roger A. Miller and Desiree R. Miller

600 Southern Lane

Helena, AL 35080

QUIT CLAIM DEED

20200821000365240

08/21/2020 03:19:00 PM

DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Roger Alan Miller and Desiree R. Miller, husband and wife**, the "Grantors" herein, in hand paid by **Roger A. Miller and Desiree R. Miller, as joint tenants with right of survivorship**, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

See attached "Exhibit A" for Legal Description

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Roger A. Miller and Desiree R. Miller** and Grantee's heirs and assigns forever.

Given under my hand and seal this 21st day of Aug, 2020.


Roger Alan Miller


Desiree R. Miller

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Roger Alan Miller and Desiree R. Miller**, who 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 with full authority on the day that same bears date.

Given under my hand and official seal on the 21st day of Aug, 2020.


Notary Public

Commission Expires: 9-27-2021

Seller Address: 600 Southern Lane, Helena, AL 35080

Buyer Address: 600 Southern Lane, Helena, AL 35080

Assessor Value: \$463,470.00 – Conveying ½ Interest of \$231,735.00

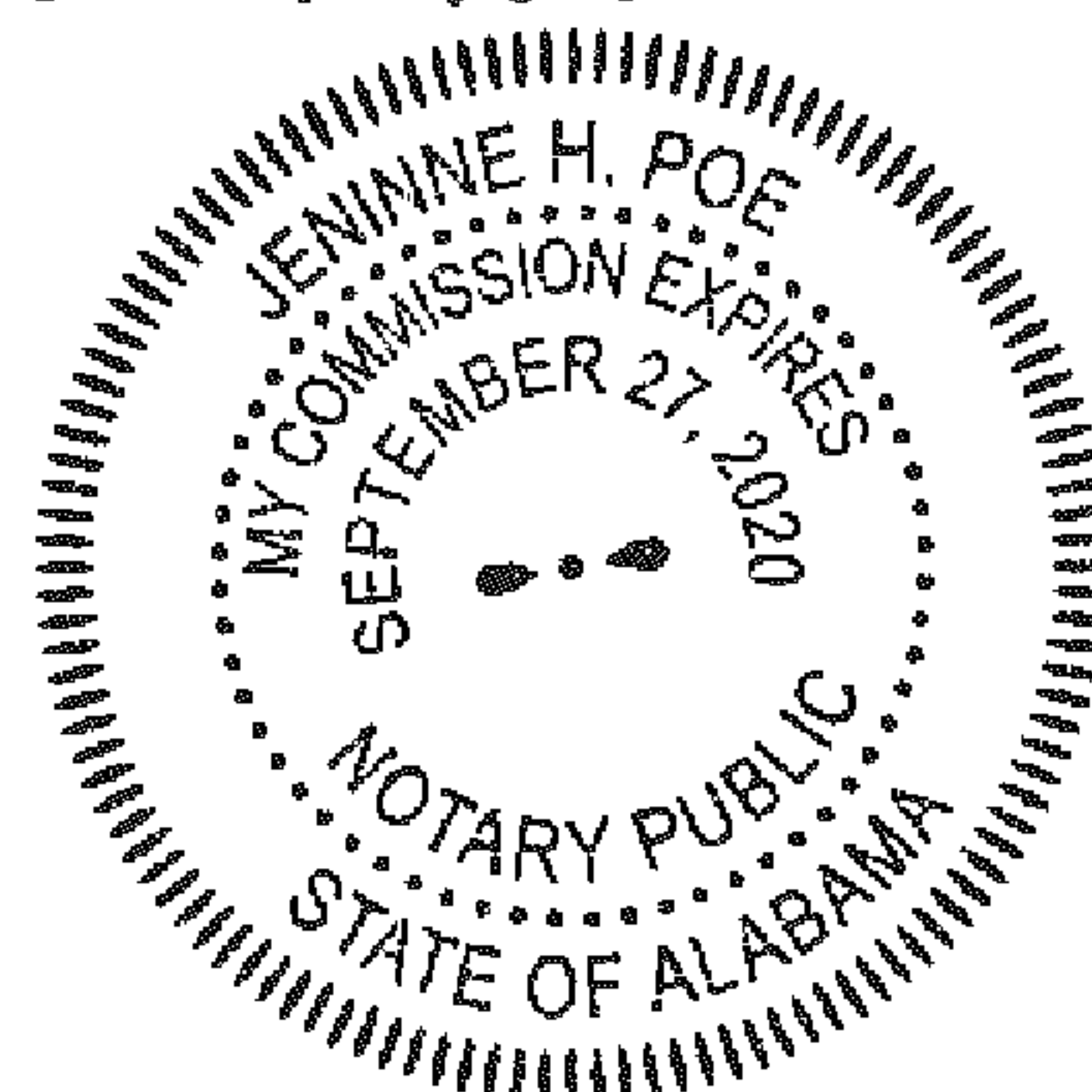


EXHIBIT "A"
LEGAL DESCRIPTION

"Exhibit A"

COMMENCE AT THE SE CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST. THENCE N 02°00'55" W ALONG SAID 1/4-1/4 LINE A DISTANCE OF 1313.06'; THENCE S 89°40'38" W A DISTANCE OF 114.89' TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 845.18'; THENCE N 0°0'0" E A DISTANCE OF 435.50'; THENCE N 64°12'41" E A DISTANCE OF 438.20' TO A POINT BEING THE CENTERLINE OF AN EXISTING DIRT ROAD. THENCE S 06°44'04" E ALONG SAID CENTERLINE A DISTANCE OF 161.92' TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 282.13' A CENTRAL ANGLE OF 25°47'38" AND SUBTENDED BY A CHORD WHICH BEARS S 21°56'15" E A CHORD DISTANCE OF 125.94' THENCE ALONG ARC AND SAID CENTERLINE A DISTANCE OF 127.01' TO THE END OF SAID CURVE. POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 487.54' A CENTRAL ANGLE OF 21°49'23" AND SUBTENDED BY A CHORD WHICH BEARS S 43°50'56" E A CHORD DISTANCE OF 184.58' THENCE ALONG ARC AND SAID CENTERLINE A DISTANCE OF 185.70' TO THE END OF SAID CURVE. POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1623.78' A CENTRAL ANGLE OF 11°00'13" AND SUBTENDED BY A CHORD WHICH BEARS S 58°50'44" E A CHORD DISTANCE OF 315.13' THENCE ALONG ARC AND SAID CENTERLINE A DISTANCE OF 315.63' TO THE END OF SAID CURVE. THENCE S 61°36'20" E A DISTANCE OF 98.92' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 7.07 ACRES MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2020 03:19:00 PM
\$257.00 JESSICA
20200821000365240

Allen S. Beryl