

(Name) Sherrod E. Miller, Jr.

(Address) 3004 Hwy 42  
Calera, AL 35040

This instrument was prepared by

(Name) Lainie Miller

(Address) 3004 Hwy 42, CALERA AL 35040

Form 1-J-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lainie S. Miller

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sherrod E. Miller Jr. and Lainie S. Miller

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

BEGIN at the NW Corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°00'00"E, a distance of 258.41'; thence S84°55'17"E, a distance of 12.29'; thence N67°12'34"E, a distance of 10.47'; thence S65°32'06"E, a distance of 75.67'; thence N30°23'45"E, a distance of 21.36'; thence N73°29'30"E, a distance of 38.08'; thence N54°27'51"E, a distance of 48.98'; thence N64°07'24"E, a distance of 19.73'; thence N57°06'16"E, a distance of 49.98'; thence N49°35'41"E, a distance of 20.18'; thence N70°56'41"E, a distance of 70.52'; thence S84°21'27"E, a distance of 15.95'; thence N84°25'28"E, a distance of 23.93'; thence N83°15'09"E, a distance of 28.38'; thence N88°15'37"E, a distance of 137.99'; thence N27°22'55"E, a distance of 19.06'; thence N32°13'57"E, a distance of 21.50'; thence N22°25'14"W, a distance of 16.31' to the Southwesterly R.O.W. line of Shelby County Highway 42 and the beginning of a non-tangent curve to the right, having a radius of 868.08, a central angle of 15°04'47", and subtended by a chord which bears N55°36'06"W, and a chord distance of 180.08'; thence along the arc of said curve and said R.O.W. line, a distance of 180.60'; thence N89°19'41"W, a distance of 380.42' to the POINT OF BEGINNING.

Said Parcel containing 2.23 acres, more or less.

Parcel number: 28112000002.003

Shelby County, AL 09/17/2020  
State of Alabama  
Deed Tax: \$26.50

20200917000416810 1/2 \$51.50  
Shelby Cnty Judge of Probate, AL  
09/17/2020 10:20:16 AM FILED/CERT

TO HAVE AND TO HOLD Unto 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 hereby 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 17<sup>th</sup> day of September, 2020

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Lainie Miller  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Jessica L. Holland, a Notary Public in and for said County, in said State,

hereby certify that Lainie S. Miller

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 the conveyance was executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17 day of September, A.D., 2020

Jessica L. Holland  
Notary Public.

Real Estate Sales Validation Form

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

Grantor's Name Miller, Lainie S.  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Miller, Sherrod E. Jr.  
Mailing Address Miller, Lainie S.  
3004 Hwy 42  
Calera AL 35242

Property Address 3004 Hwy 42  
Calera AL  
35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 52,720 <sup>12</sup> 26,360

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 Tax office  
☐ 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 § 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 9/11/2020

Print LAINIE S. MILLER

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

[Signature]  
(verified by)



20200917000416810 2/2 \$51.50  
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Form RT-1