

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
David C. Miller and Donna M. Miller  
152 Southern Street  
Vincent, AL 35178

# WARRANTY DEED

STATE OF ALABAMA )  
 )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Thirty Thousand Five Hundred And No/100 Dollars (\$30,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Harry R. Findley, a unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David C. Miller and Donna M. Miller (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the intersection of the West line of the SE 1/4 of the NW 1/4 of said Section 11 and the South right-of-way line of Southern Street (60' right-of-way); thence run South 87 degrees 39 minutes 27 seconds East for a distance of 303.07 feet; thence run South 24 degrees 14 minutes 56 seconds West for a distance of 423.97 feet; thence run South 87 degrees 42 minutes 49 seconds East for a distance of 189.60 feet to the West line of the property described in Deed Book 298, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 19 degrees 21 minutes 12 seconds West along said West line for a distance of 96.18 feet to a point on the North line of Instrument # 2002-18075; thence run North 79 degrees 03 minutes 32 Seconds West along said North line for a distance of 39.02 feet to the Northwest corner of said property described in Instrument # 2002-18075; thence run South 03 degrees 30 minutes 40 seconds West for a distance of 152.49 feet to the Southwest corner of said property described in Instrument # 2002-18075; thence run North 69 degrees 17 minutes 41 seconds West along the North line of the property described in Deed Book 264, Page 670, for a distance of 255.10 feet to a point on the West line of the aforementioned SE 1/4 of the NW 1/4; thence run North 00 degrees 00 minutes 00 seconds East along said West line for a distance of 551.86 feet to the point of beginning. Survey prepared by Rodney Y. Shiflett, PLS # 21784, job number 04341.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 14, 2021.

20210716000345750 07/16/2021 09:35:27 AM DEEDS 2/3

Harry R. Findley

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry R. Findley whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

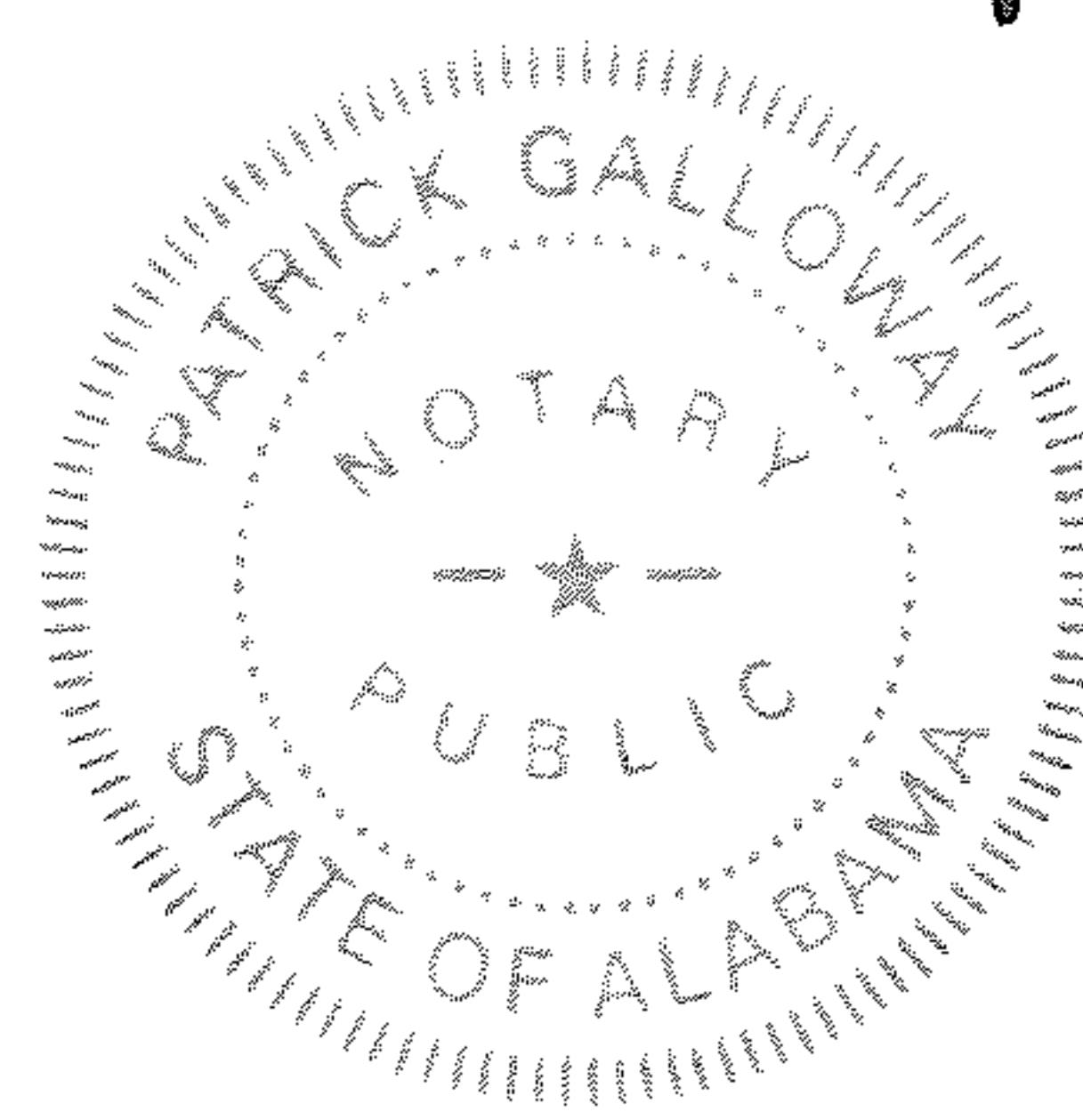
Given under my hand and official seal on this

14<sup>th</sup> day of July, 2021.

Patrick Galloway  
Notary Public

My commission expires:

10-4-2021



## Real Estate Sales Validation Form

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

Grantor's Name Harry R. Findley

Grantee's Name David C. Miller and Donna M. Miller

Mailing Address 152 Southern Street  
Vincent, AL 35178Mailing Address 152 Southern Street  
Vincent, AL 35178Property Address 152 Southern Street  
Vincent, AL 35178Date of Sale July 14, 2021  
Total Purchase Price \$30,500.00  
or  
Actual Value \$  
Assessor's Market Value \$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: \_\_\_\_\_

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 - Harry R. Findley, , .

Grantee's name and mailing address - David C. Miller and Donna M. Miller, 152 Southern Street, Vincent, AL 35178.

Property address - 152 Southern Street, Vincent, AL 35178

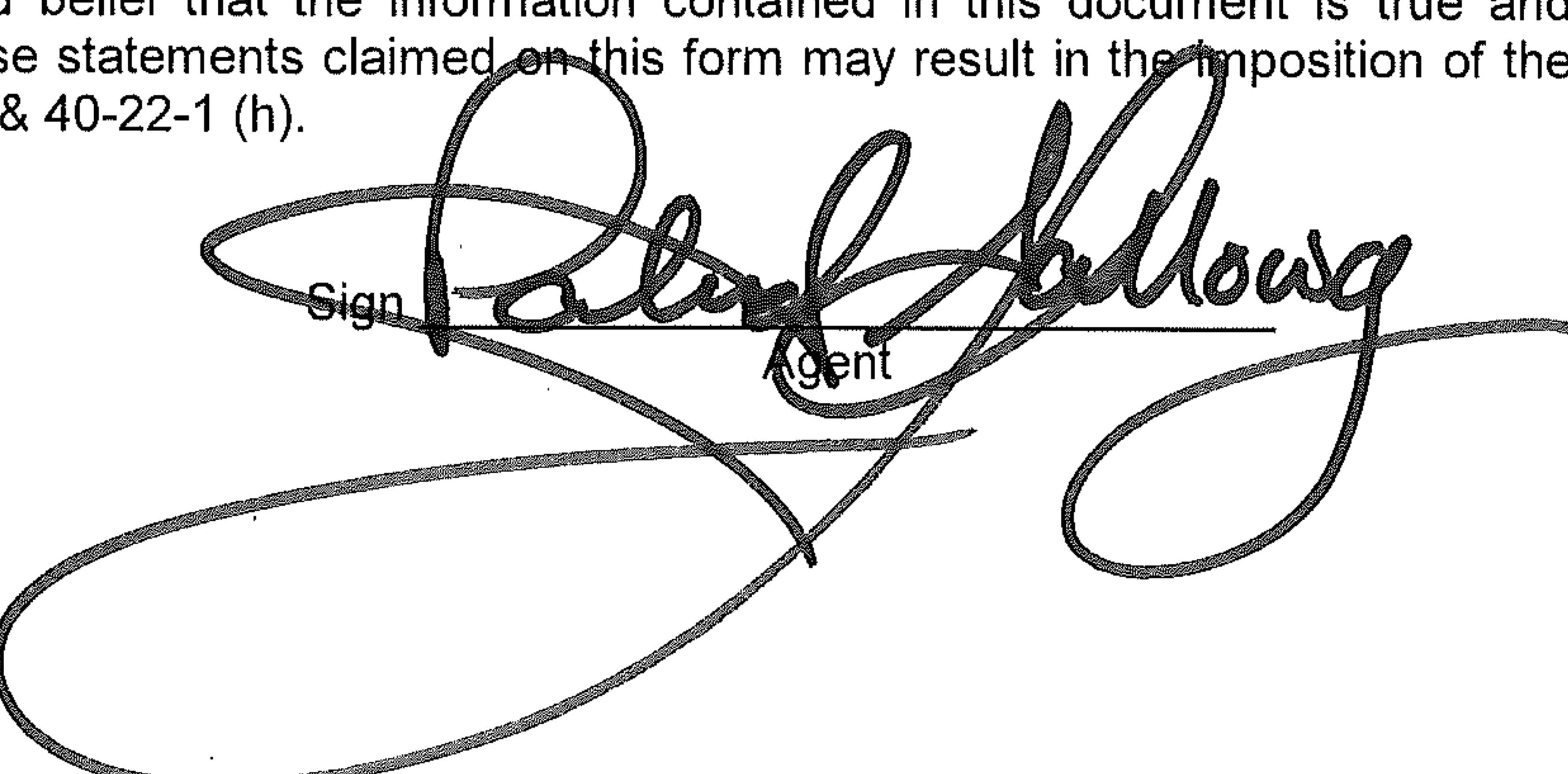
Date of Sale - July 14, 2021.

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: July 14, 2021



Sign: Harry R. Findley  
Agent: \_\_\_\_\_



Validation Form

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/16/2021 09:35:27 AM  
 \$58.50 BRITTANI  
 20210716000345750

CT-21-01155