

20210827000418720
08/27/2021 12:29:43 PM
DEEDS 1/4

This instrument was prepared by:
Mary Stewart Nelson, Esq.
Fish Nelson & Holden, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
Richard & Rhonda Wright
P. O. Box 673
McCalla, AL 35111

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Cecelia Kulovitz Miller and spouse, Larry L. Miller, married husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard A. Wright and spouse, Rhonda J. Wright, married husband and wife (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Vacant Lot at 4195 South Shades Crest Road, Birmingham, AL 35244

See Exhibit A for Legal Description


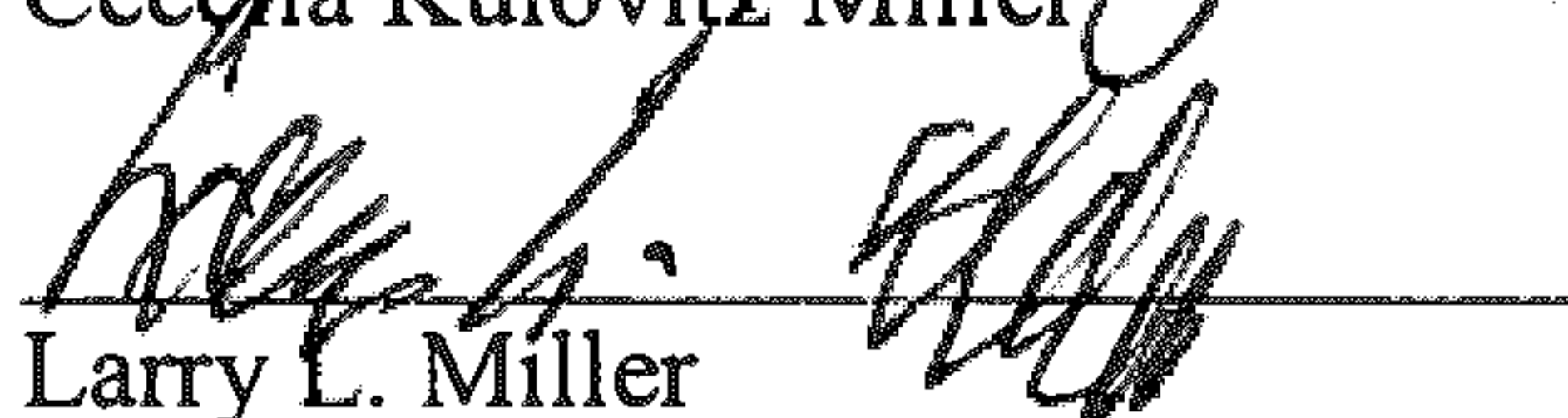
Subject to taxes for the year 2020 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$0.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith. Be it further known that this real property does not constitute the homestead of the grantors.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

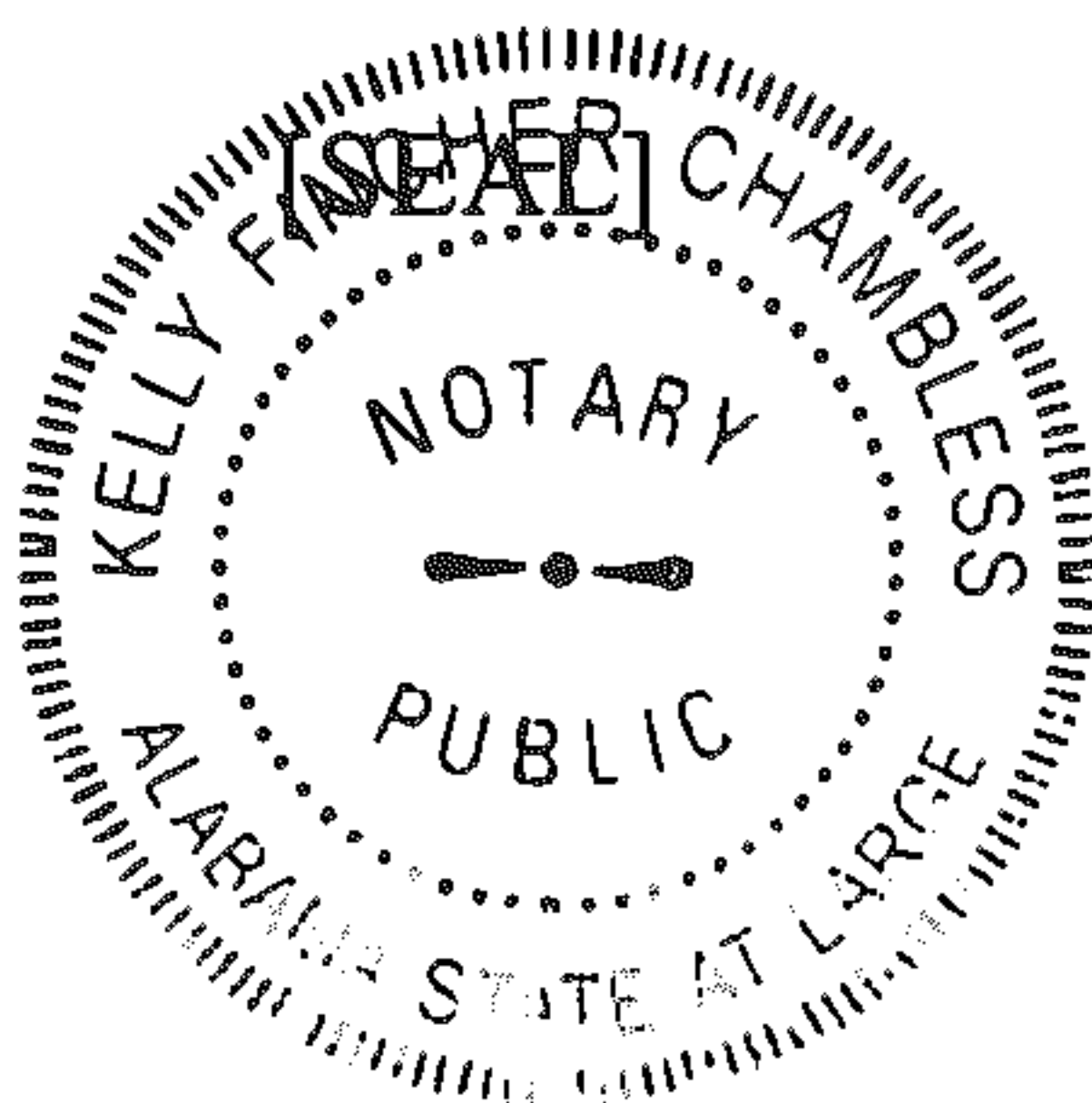
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th of August, 2021.


Cecelia Kulovitz Miller

Larry L. Miller

STATE OF ALABAMA
COUNTY OF Shelby

I Kelly Fincher Chambless, a Notary Public in said and for said County, in said State, hereby certify that Cecelia Kulovitz Miller and spouse, Larry L. Miller 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of August, 2021.





Notary Public
MCE: 12/19/2022

EXHIBIT "A"

A part of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 Section and run west along 1/4-1/4 Section line for a distance of 75.97 feet; thence turn an angle to the right of 48 deg. 25 mm. 48 sec. and run a distance of 807.52 feet; thence turn an angle to the left of 90 deg. and run 15.00 feet to point of beginning; thence turn an angle to the right of 86 deg. 56 mm. 30 sec. and run a distance of 417.00 feet; thence turn an angle of 88 deg. 33 min. 28 sec. and run a distance of 200.00 feet along the chord of a curve having a radius of 5233.79 feet and an angle of 5 deg. 54 mm. 55 sec.; thence turn an angle to the left of 88 deg. 57 mm. 58 sec. and run a distance of 410.79 feet; thence turn an angle to the left of 89 deg. 25 min. 04 sec. and run a distance of 218.00 feet to point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2021 12:29:43 PM
\$131.00 CHERRY
20210827000418720

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Cecelia K. Miller
Mailing Address Larry L. Miller
300 Co. Rd. 1007
Jemison, AL 35085

Grantee's Name Richard + Rhonda Wright
Mailing Address P.O. Box 673
McCalla, AL 35111

Property Address 4195 S. Shades Crest Rd.
Birmingham, AL 35244

Date of Sale 8-27-21
Total Purchase Price \$ 100,000.00

or
Actual Value \$ _____
or
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 - 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 8-26-21

Print Rhonda J. Wright

Unattested _____

Sign Rhonda J. Wright

(verified by)

(Grantor/Grantee/Owner/Agent) circle one