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Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/4

Send Tax Notice To:
Anthony G. Kegler
Tamara P Kegler
186 Thoroughbred Ln.
Alabaster, AL 35007-8543

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Ethan F. Miller-Bazemore, a married person, and Sandra L. Miller, an unmarried person, whose mailing address is:

15621 Mayflower Lane, Huntington Beach, CA 92647

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Anthony G. Kegler and Tamara P Kegler, whose mailing address is:

186 Thoroughbred Lane, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 186 Thoroughbred Ln., Alabaster, AL 35007-8543 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the Grantors, nor that of their respective spouses, neither is it contiguous thereto.

\$372,960.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 21 day of October, 2021.

Ethan F. Miller-Bazemore
Ethan F. Miller-Bazemore

Sandra L. Miller
Sandra L. Miller

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethan F. Miller-Bazemore and Sandra L. Miller, 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 this the _____ day of _____, _____.

Notary Public, State of _____

Printed Name of Notary
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On October 21, 2021 before me, Crystal Timberlake, Notary Public
(insert name and title of the officer)

personally appeared Ethan F. Miller-Bazemore and Sandra L. Miller,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

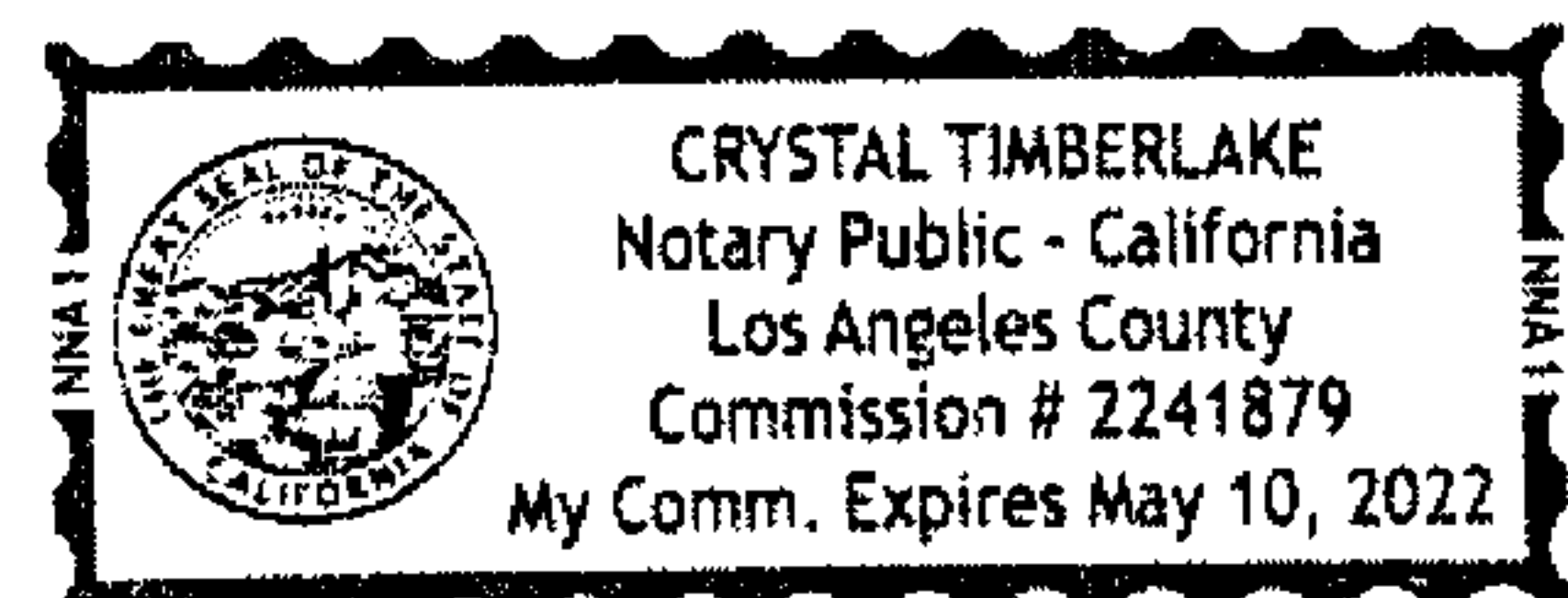
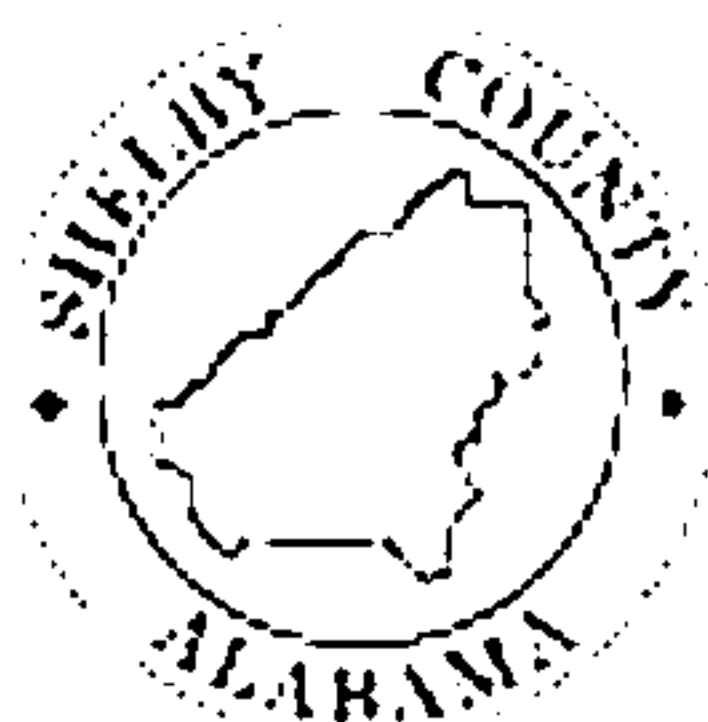


EXHIBIT "A"
LEGAL DESCRIPTION

Unit 50, In the Saddle Lake Farms Second Addition Phases 3, 4, 5, 6 and 7, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533; 1st Amendment to Declaration as recorded in Instrument 1996-21491; 2nd Amendment to Declaration as recorded in Instrument 2000-17433; 3rd Amendment to Declaration as recorded in Instrument 2001-33976 and 4th Amendment to Declaration as recorded In 2001-50962, In the Probate Office of Shelby County, Alabama; and any amendments thereto, to which Declaration of Condominium a Plan is attached as Exhibit "B" and recorded as Saddle Lake Farms Condominium as recorded in Map Book 20, pages 20 A & B, and Exhibit "B" to the Second Amendment, and recorded as Saddle Lake Farms Second Addition in Map Book 28, page 76 and Exhibit "B" to Third Amendment, recorded as Saddle Lake Farms, Second Addition-Phase 2 in Map Book 29, page 26 and Exhibit "B" to the Fourth Amendment and recorded as Saddle Lake Farms; Second Addition-Phases 3, 4, 5, 6 and 7 in Map Book 29, page 34 and to which said Declaration of Condominium the Articles of Incorporation of Saddle Lake Farms Association, Inc. is attached as Exhibit "C" and also recorded in Instrument 1995-17530; the By-Laws of Saddle Lake Farms Association, Inc. attached as Exhibit "D", First Amendment to the By-Laws as recorded in Instrument 20050816000420310; Second Amendment to By-Laws as recorded in Instrument 20070425000191120; Third Amendment to By-Laws as recorded in Instrument 20070711000325910 and Fourth Amendment to By-Laws as recorded in Instrument 20071221000533410, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium and amendments thereto



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$32.00 JOANN
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Allen S. Bayl