

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Robert H. Posey and Nelly Robbins Gully**, individually and as husband and wife ("Grantor"), do hereby grant, bargain, sell and convey unto **Sam Miller and Pam Miller** ("Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following-described property situated in the County of Shelby, State of Alabama, described on Exhibit "A" attached hereto, made a part hereof and incorporated by reference.

This conveyance is made subject easements, restrictions, covenants, conditions, and rights of way of record.

For ad valorem tax purposes only, the mailing address of Grantees is 56 Circle 2, Shelby, Alabama 35143.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with any contingent remainder and right of reversion.

And the said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that, except as hereinabove provided, they are lawfully seized in fee simple of the property conveyed hereby; that the property is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said Grantees, their heirs and assigns; and the Grantors will warrant and defend the same to the said Grantees, their heirs and assigns, forever against the lawful claims of all persons, except as herein provided.

[EXECUTION BEGINS NEXT PAGE]

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**

**LEGAL DESCRIPTION**

Lot 25 A, according to the Map of Shelby Shores 1<sup>st</sup> Sector Resurvey of Lots 25 & 26, as said Map appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 55, at Page 25.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING:

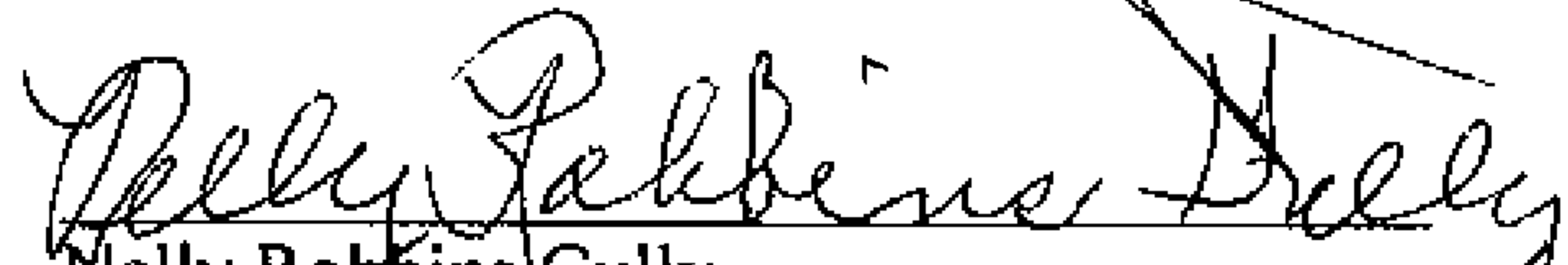
Lot 25, in Shelby Shores, First Addition, according to map of Shelby Shores, First Addition, as recorded in Map Book 5, Page 29, in the Probate Office of Shelby County, Alabama; it being recognized by Grantors and Grantees that Grantors do not own or claim, and have not owned or claimed, ownership of any of this "less and except" parcel, the same being the sole property of Grantees.

It is the intent of Grantors and Grantees that this Deed is intended to convey to Grantees, and shall convey to Grantees, any and all right, title and interest that Grantors have in and to any portion of said Lot 25 A that was included in the said Map recorded in Map Book 55, at Page 25 so that the entire ownership of Lot 25 A is now vested solely in Grantees with no interest whatsoever remaining in favor of Grantors.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 01-13 day of 2022.

**GRANTORS:**

  
Robert H. Posey


  
Nelly Robbins Gully

STATE OF ALABAMA                   )  
  :  
COUNTY OF SHELBY                )

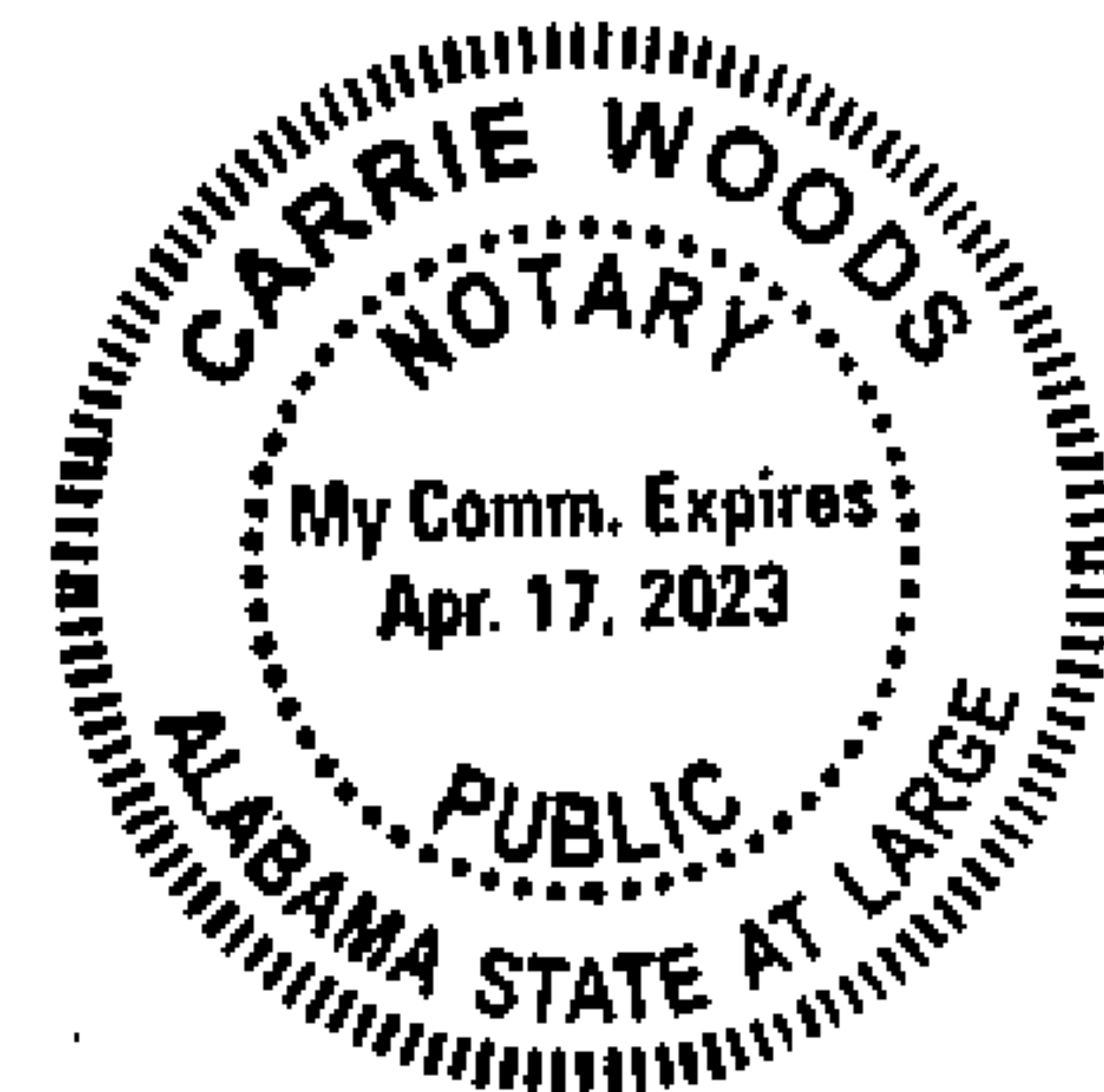
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert H. Posey and Nelly Robbins Gully, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date of this notary acknowledgement.

Given under my hand this the 1st day of January, 2022.

(SEAL)

  
Notary Public  
My commission expires: 4-17-2023

This instrument was prepared without  
Benefit of title evidence or survey by:  
Michelle B. Powell, Esq.  
7020 Fain Park Drive, Suite 5  
Montgomery, AL 36117



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantors' Names Robert H. Posey  
Nelly Robbins Gully  
 Mailing Address 60 Circle 2  
Shelby, AL 35143  
 Property Address 60 Circle 2  
Shelby, AL 35143

Grantees' Names Sam Miller  
Pam Miller  
 Mailing Address 56 Circle 2  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
 Total Purchase Price or \$25,000.00  
 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  
  X   Other  
       Mutual Agreement

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 Ala. Code § 40-22-1(h) (1975).

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 Ala. Code § 40-22-1(h) (1975).

Date 1-03-22

       Unattested

(verified by)

Print Robert H Posey

Sign 

((Grantor/Grantee/Owner/Agent) circle one)

Print Nelly Robbins Gully  
 Sign Nelly Robbins Gully

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/10/2022 11:21:36 AM  
 \$56.00 CHERRY  
 20220110000010460

*Alvin S. Boyd*