

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Phillip G. Tolbert
201 Willow Point Cir.
Alabaster, AL 35007-9032

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Six Thousand Dollars and No Cents (\$146,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

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

15621 Mayflower Ln., Huntington Beach, CA 92647

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

Phillip G. Tolbert, whose mailing address is:

6228 Letson Farm Trail, Bessemer, AL 35022

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 201 Willow Point Cir., Alabaster, AL 35007-9032** to-wit:

Lot 36, according to the Survey of Willow Point, Phase 1, as recorded in Map Book 21, Page 101, in the Probate Office of Shelby County, Alabama.

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

The property herein conveyed does not constitute the homestead of either seller, nor their respective spouse(s), neither is it contiguous hereto.

\$143,355.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

20220121000029910 01/21/2022 10:25:00 AM DEEDS 2/2

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 5th day of January, 2022.

Sandra L. Miller
Sandra L. Miller

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

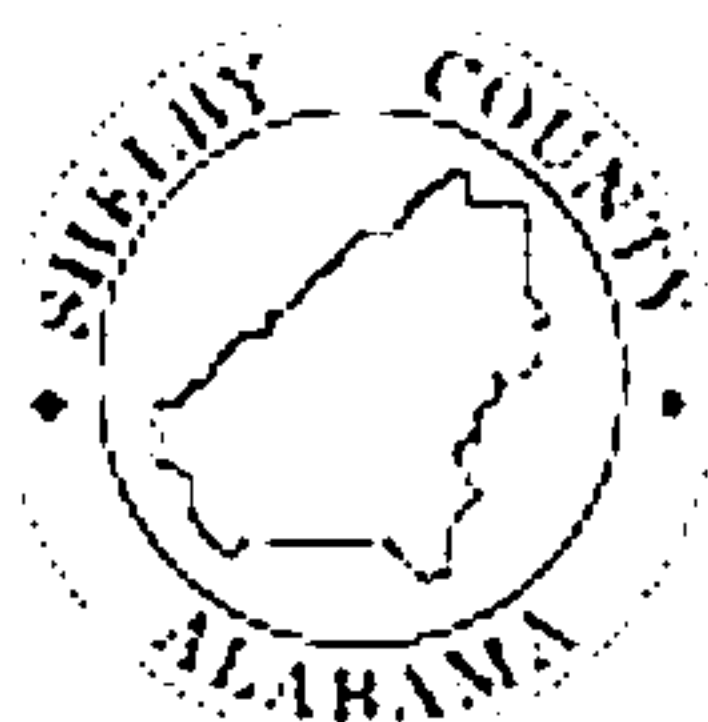
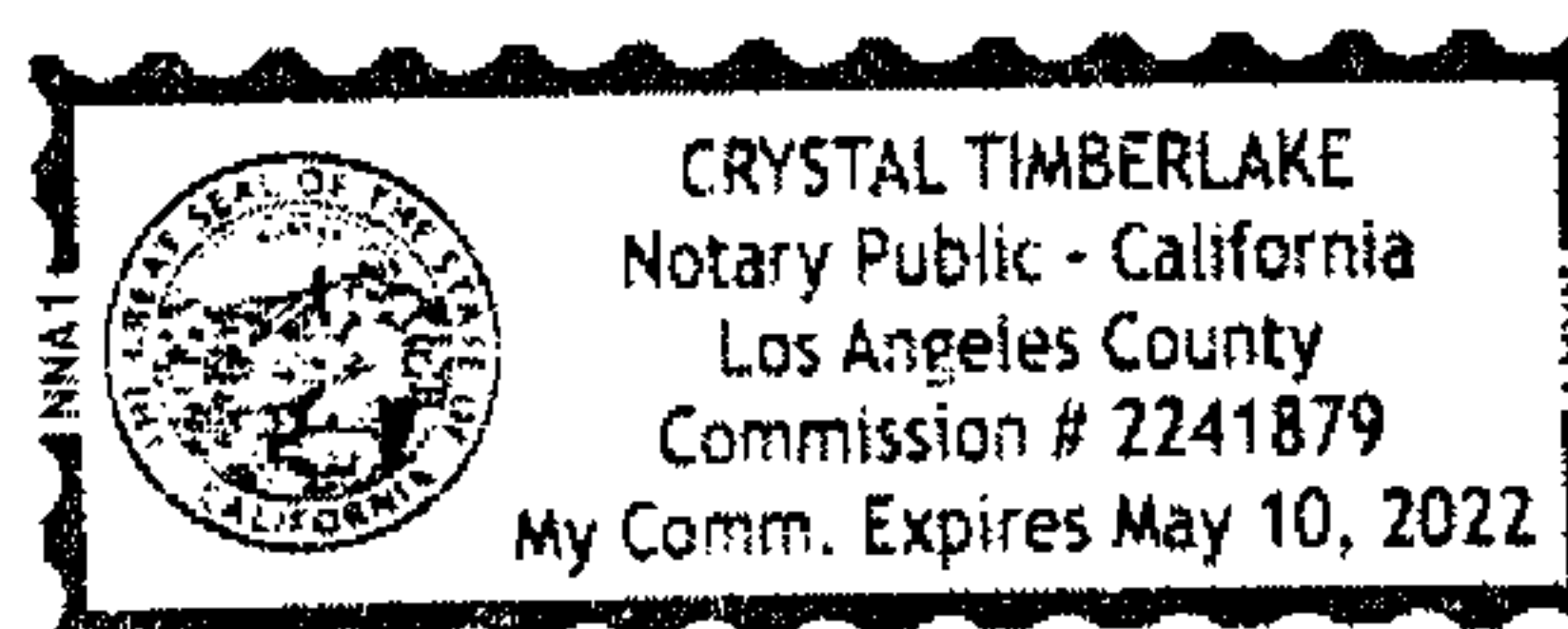
State of California

County of Orange

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Sandra L. Miller and Ethan F. Miller-Bazemore, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2022

Crystal Timberlake
Notary Public, State of California
Crystal Timberlake
Printed Name of Notary
My Commission Expires: May 10, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2022 10:25:00 AM
\$28.00 JOANN
20220121000029910

Allie S. Bayl