



20220304000092810 1/4 \$151.00
Shelby Cnty Judge of Probate, AL
03/04/2022 02:45:21 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Christopher & Aubry Mosley
60 Lily Lane
Shelby, AL 35143

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Twenty-Thousand Dollars and 00/100 (\$ 120,000.00), the receipt of sufficiency of which are hereby acknowledged, that **William Miller and Penny Miller, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Christopher Mosley, and Aubry Mosley, a married couple**, hereinafter known as the GRANTEE;

Commencing at the Southwest corner of Section 26, Township 24 North, Range 15 East, Shelby County, Alabama; Thence East along South boundary of said Section 923.14 feet to a Point; Thence turn 85 degrees 15 minutes left and run a distance of 121.00 feet to the Point of Beginning; Thence continue in the same direction a distance of 140.00 feet to a point; Thence turn an angle of 90 degrees left and run a distance of 163.00 feet to a point on the 397 contour line of Lay Lake; Thence run in a Southeasterly direction along the 397 contour line of said Lay Lake to a point that is 140.00 feet Northwesterly of and perpendicular to the Point of Beginning; Thence turn an angle left and run a distance of 140 feet to the Point of Beginning.

LESS & EXCEPT that part of caption lands lying within a cul-de-sac.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain Instrument # 20070627000300530, in the Probate Judge's Office of Shelby County, Alabama.

Shelby County, AL 03/04/2022
State of Alabama
Deed Tax: \$120.00

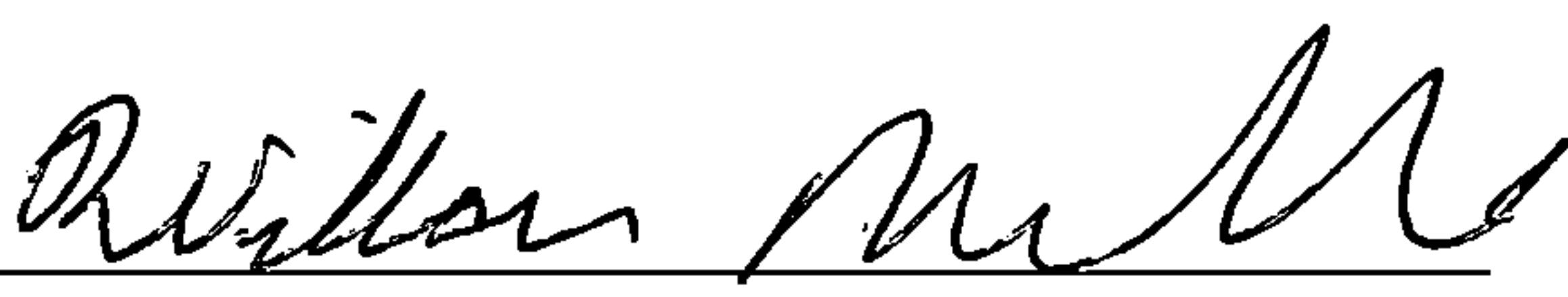


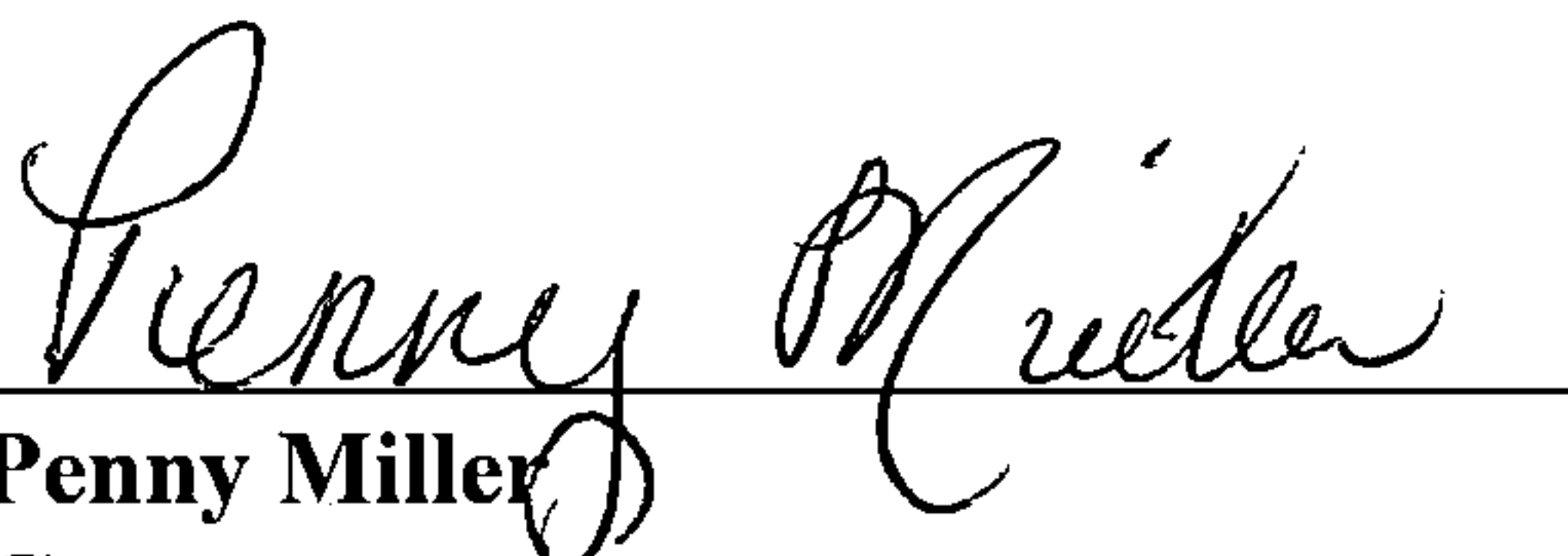
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TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 04 Day of MARCH, 2022.


William Miller
Grantor


Penny Miller
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **William Miller**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.



20220304000092810 3/4 \$151.00
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Given under my hand and official seal of office on this the 04 Day of
MARCH, 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that **Penny Miller**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 04 Day of
MARCH, 2022.

NOTARY PUBLIC

My Commission Expires: 2/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name William Miller
Mailing Address Ferry Miller
484 Fowler Ln.
Shelby, AL 35143

Grantee's Name Chas Mosley
Mailing Address Aubrey Mosley
60 Lily Ln.
Shelby, AL 35143

Property Address 60 Lily Ln.
Shelby, AL 35143

Date of Sale 3/4/22
Total Purchase Price \$ 120,000.00



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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 3/4/22

Unattested

(verified by)

Print William Miller

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one