

20220525000211900
05/25/2022 01:17:54 PM
DEEDS 1/2

Send tax notice to:
JUSTIN MILLER
3211 MOUNTAIN RIDGE CIRCLE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022247

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ELIZABETH L. CASTELLS, TRUSTEE OF THE ALBRIGHT LIVING TRUST DATED AUGUST 19, 2004**, whose mailing address is 23568 N Old BARRINGTON RD, N. BARRINGTON, IL 60010 (hereinafter referred to as "Grantor") by **JUSTIN MILLER and MEGAN MILLER** whose property address is: **3211 MOUNTAIN RIDGE CIRCLE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Mountain Ridge Estates, 1st Sector, as recorded in Map Book 7, page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Building lines as shown on recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions appearing of recorded in Misc. Volume 28, page 232, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Volume 28, page 272, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding underground cable appearing of recorded in Misc. Volume 28, page 277, in the Probate Office of Shelby County, Alabama.
7. Permit for Alabama Power Company, recorded in Volume 316, page 470, in the Probate Office of Shelby County, Alabama.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 5, page 353, in the Probate Office of Shelby County, Alabama.

R. Taft Albright, Jr. died on or about January 25, 2022.
Katherine T. Albright died on or about November 9, 2014.

\$560,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, ELIZABETH L. CASTELLS, TRUSTEE ALBRIGHT LIVING TRUST, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 19th day of May, 2022.

ALBRIGHT LIVING TRUST

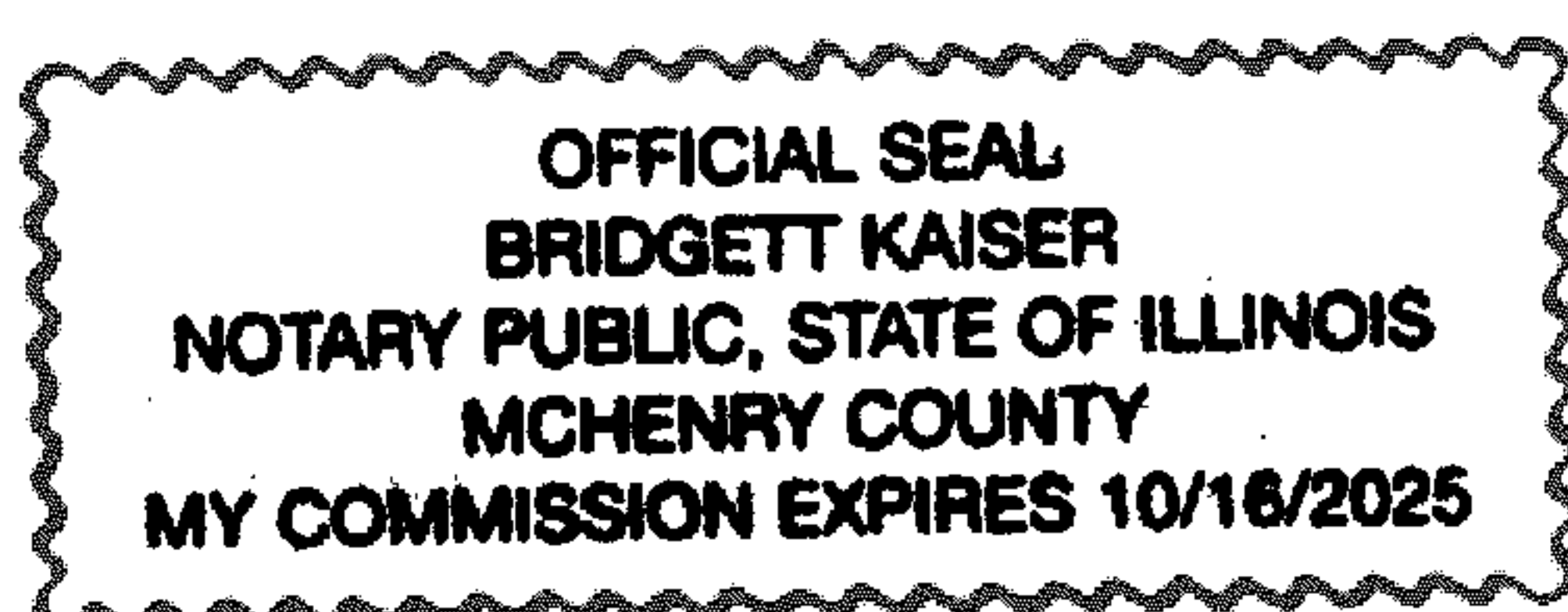
Elizabeth L. Castells
BY: ELIZABETH L. CASTELLS
ITS: TRUSTEE

STATE OF ILLINOIS
COUNTY OF McHenry

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH L. CASTELLS, whose name as TRUSTEE OF THE ALBRIGHT LIVING TRUST, DATED AUGUST 19, 2004, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said Trust.

Given under my hand and official seal this the 19 day of May, 2022.

Bridgett Kaiser
Notary Public
Print Name: Bridgett Kaiser
Commission Expires: 10/14/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 01:17:54 PM
\$26.00 JOANN
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Alli S. Bayl