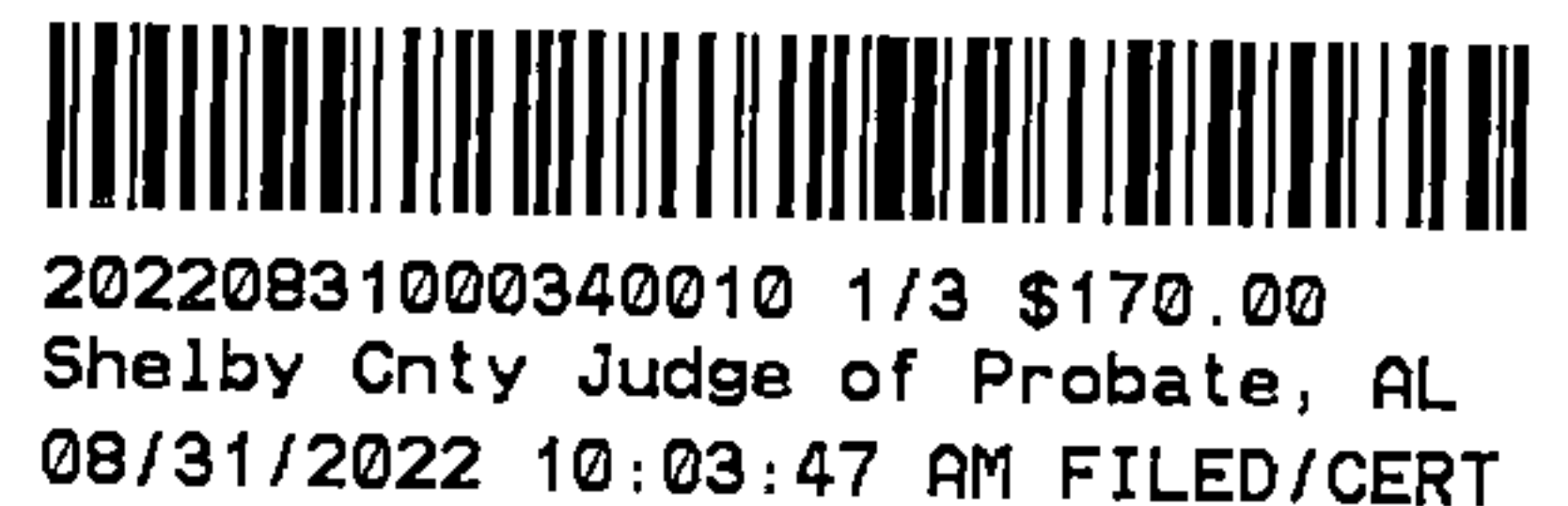


STATE OF ALABAMA

SHELBY COUNTY



**WARRANTY DEED
WITH LIFE ESTATE**

THIS INDENTURE, made and entered into on this the 25 day of August, 2022, by and between **William C. Miller and wife, Patricia G. Miller**, (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **William J. Miller, Angela M. Allen, and Michael B. Miller**, (herein referred to as "Grantees").

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantors in hand paid by the Grantees, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantors have granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantees, the following described real property located in Shelby County, to-wit:

Lot 130, according to the Survey of Shelby Springs Farm, Camp Winn, Sector 2, Phase 1, as recorded in Map Book 26, Page 6, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Calera, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Subject to restrictions filed for record in Inst. No. 1999-48581 and Inst. No. 2000-23207
2. Subject to 35-foot building set back line from Stephana Circle and Shelby Spring Farms as shown on recorded map.
3. Subject to 15-foot utility easement across the Southeast corner of said lot as shown on recorded map
4. Subject to riparian rights in and to the use of Lake Leray.

This conveyance is subject, however, to a life estate in the above described property which is specifically reserved to the Grantors, **William C. Miller and Patricia G. Miller**, it being the intention of the Grantors to reserve the full use and possession of said property during their lifetimes.

Shelby County, AL 08/31/2022
State of Alabama
Deed Tax: \$139.00

DESCRIPTION PROVIDED BY THE PARTIES.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees, their heirs and assigns, in fee simple.

And the Grantors do hereby covenant with the Grantees that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said

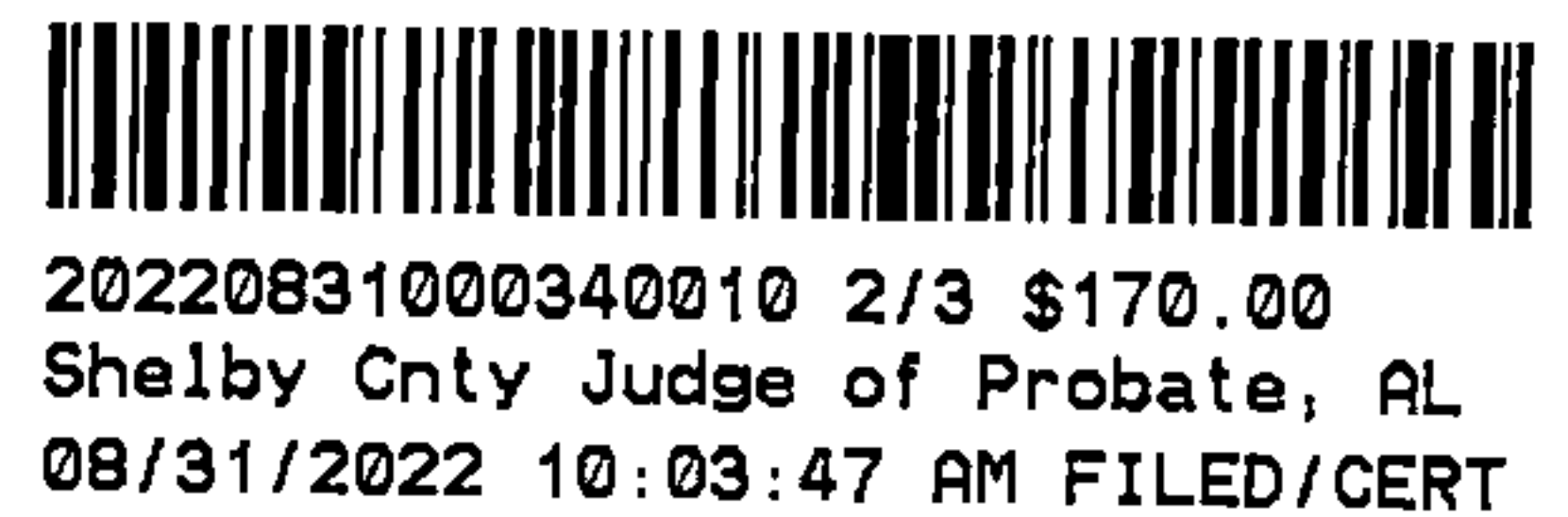
And the Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 25 day of August, 2022.


William C. Miller


Patricia G. Miller

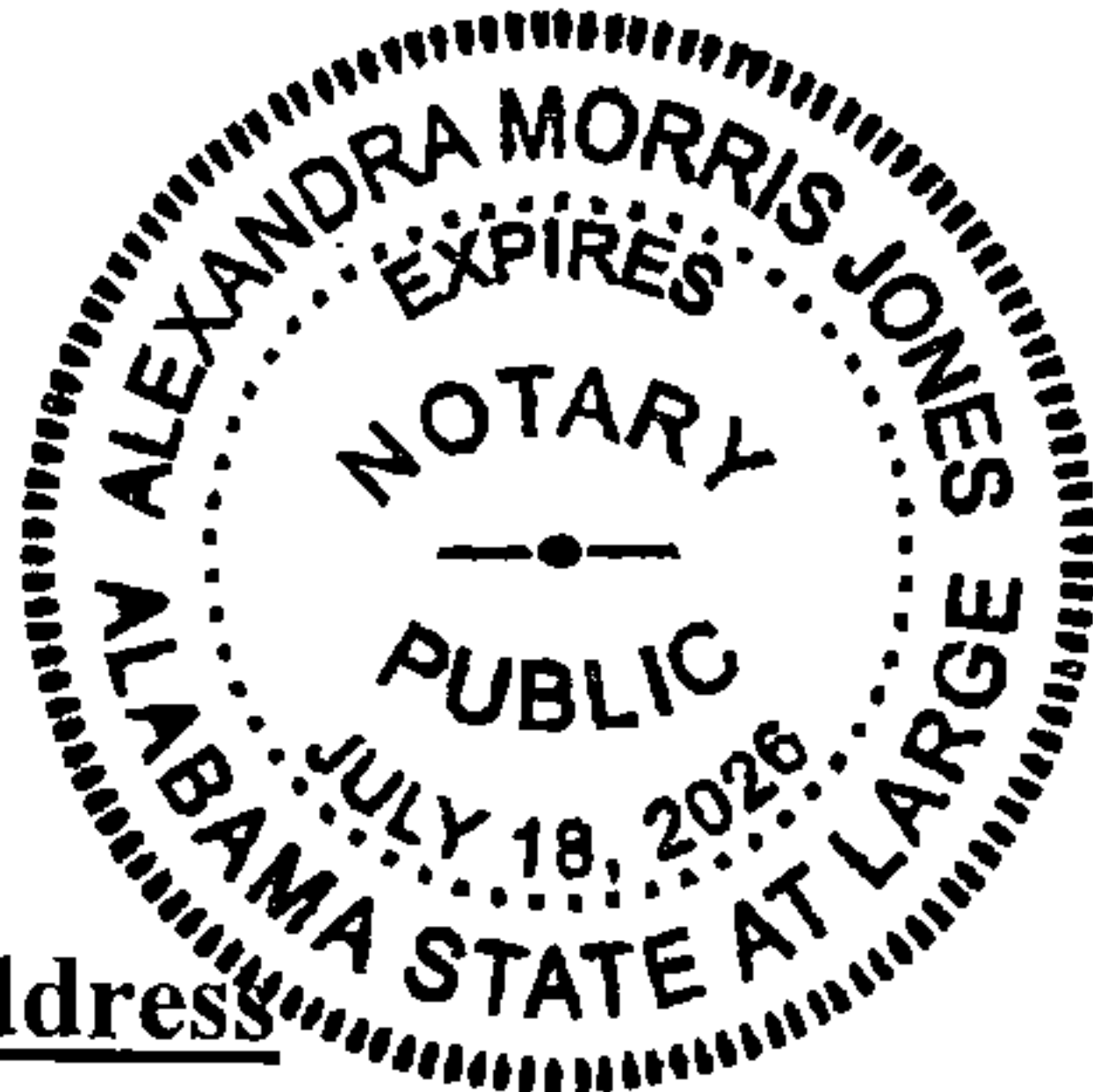
STATE OF ALABAMA
COUNTY OF CALHOUN




I, the undersigned, a Notary Public in and for said State and County, hereby certify that **William C. Miller and Patricia G. Miller**, 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 instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25 day of August, 2022.

[SEAL]




NOTARY PUBLIC
My Commission Expires July 18, 2026

Grantee's Mailing Address
101 Stephana Circle
Calera, Alabama 35040

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794

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 L. Miller &
Mailing Address Patricia G Miller
101 Stephana Circle
Calera AL 35040

Grantee's Name William J. Miller, Angela
Mailing Address M. Allen & Michael B. Miller
101 Stephana Circle
Calera AL 35040

Property Address 101 STEPHANA CIR
CALERA, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 277,360

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 \$138,680
☐ 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 _____

Print William L. Miller

☐ Unattested

Sign William L. Miller

(Grantor/Grantee/Owner/Agent) circle one



20220831000340010 3/3 \$170.00
Shelby Cnty Judge of Probate, AL
08/31/2022 10:03:47 AM FILED/CERT

Form RT-1