



20220928000372380 1/4 \$166.50
Shelby Cnty Judge of Probate, AL
09/28/2022 03:32:52 PM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)
Source of Title: 20200917000416810,
recorded 9/17/2020, Judge of Probate,
Shelby County, Alabama.

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **SHERROD E. MILLER**, a married man, herein referred to as GRANTOR, and **LAINIE S. MILLER**, a married woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto, **JASON E. KOONS**, an unmarried man, hereinafter referred to as GRANTEE, and reserving unto, GRANTORS, **SHERROD E. MILLER** and **LAINIE S. MILLER**, a life estate in the following described property situated in Shelby County, Alabama, to-wit:

Begin at the NW Corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°00'00"E, a distance of 258.41'; thence S84°55' 17"E, a distance of 12.29'; thence N67°12'34"E, a distance of 10.47'; thence S65°32'06"E, a distance of 75.67'; thence N30°23'45"E, a distance of 21.36'; thence N73°29'30"E, a distance of 38.08'; thence N54°27'51"E, a distance of 48.98'; thence N64°07'24"E, a distance of 19.73'; thence N57°06'16"E, a distance of 49.98'; thence N49°35'41"E, a distance of 20.18'; thence N70°56'41"E, a distance of 70.52'; thence S84°21'27"E, a distance of 15.95'; thence N84°25'28"E, a distance of 23.93'; thence N83°15'09"E, a distance of 28.38'; thence N88°15'37"E, a distance of 137.99'; thence N27°22'55"E, a distance of 19.06'; thence N32°13'57"E, a distance of 21.50'; thence N22°25'14"W, a distance of 16.31' to the Southwesterly R.O.W. line of Shelby County Highway 42 and the beginning of a non-tangent curve to the right, having a radius of 868.08, a central angle of 15°04'47", and subtended by a chord which bears N55°36'06"W, and a chord distance of 180.08'; thence along the arc of said curve and said R.O.W. line, a distance of 180.60'; thence N89°19'41"W, a distance of 380.42' to the POINT OF BEGINNING.

Shelby County, AL 09/28/2022
State of Alabama
Deed Tax: \$134.50



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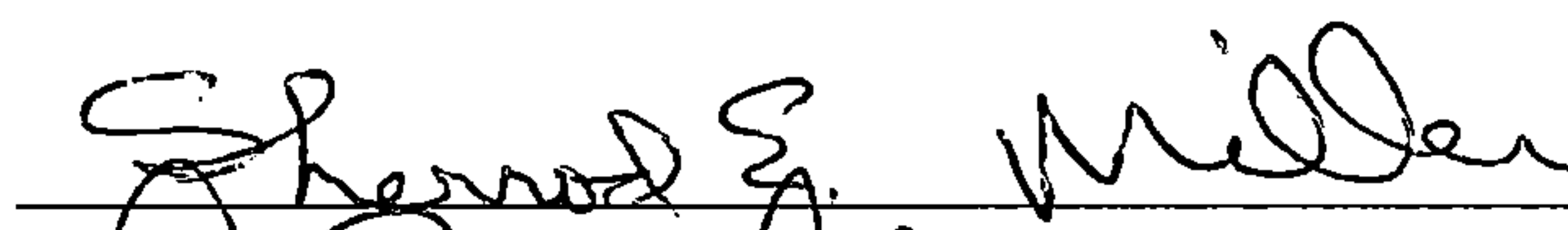
Said Parcel containing 2.23 acres, more or less.
Parcel Number: 281120000002.003

SUBJECT TO: Mortgage at Wells Fargo Bank in estimated amount of \$106,000.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons, subject to the reservation of the life estate of the within named Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 20 day of Sept., 2022.



SHERROD E. MILLER (L.S.)

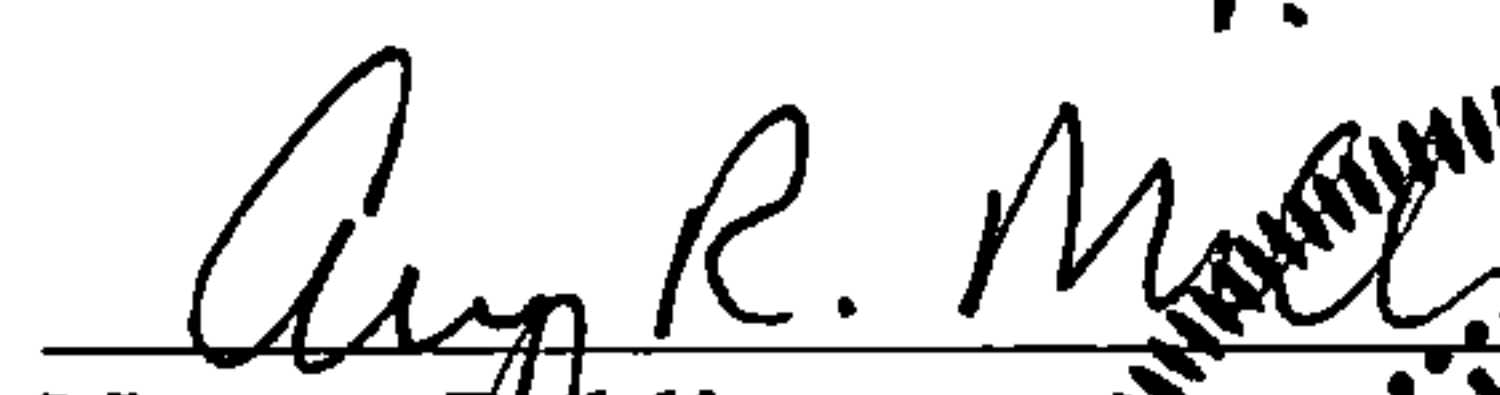


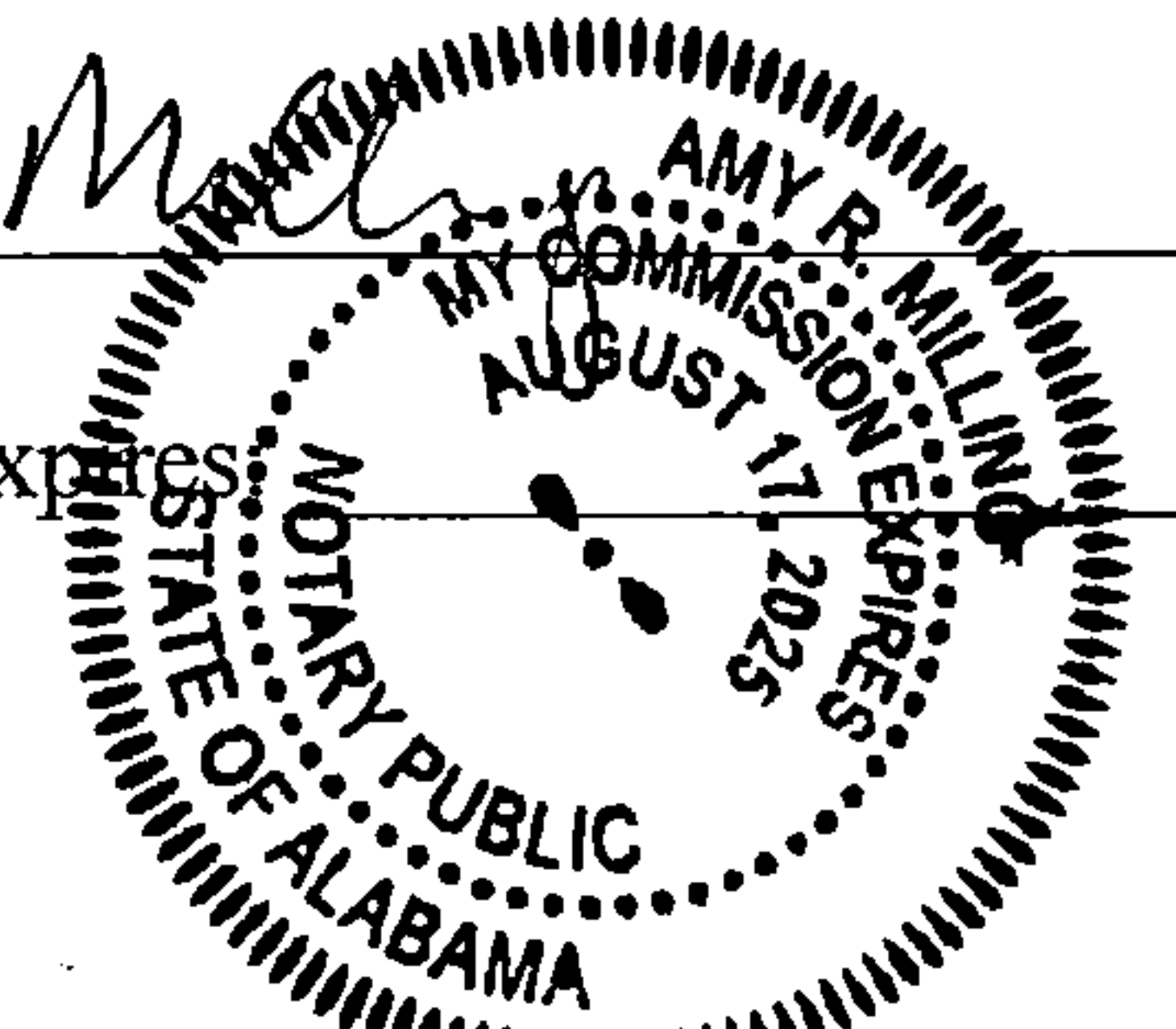
LAINIE S. MILLER (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **SHERROD E. MILLER**, a married man, and **LAINIE S. MILLER**, a married woman, 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 day the same bears date.

Given under my hand and official seal this the 20 day of September, 2022.



Notary Public
My commission expires




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Send tax notices to:
Lainie S. Miller
3004 Hwy 42
Calera, AL 35040

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Sherrod E. Miller and Lainie S. Miller
Mailing Address 3004 Hwy 42
Calera, AL 35040

Grantee's Name Jason Koons, with Life Estate to Sherrod E. Miller and Lainie S. Miller
Mailing Address 3004 Hwy 42
Calera, AL 35040

Property Address 3004 Hwy 42
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 134,080

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor
☐ Closing Statement

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 9/20/22

Print Lainie S. Miller

☐ Unattested _____
(verified by)

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