

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
*Refuge Milledge*  
*3725 Moller Rd*  
*Indianapolis IN*  
*46224*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE TWENTY ONE THOUSAND TWO HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$121,250.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Andre Milledge, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Refuge Milledge (herein referred to as Grantee)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

**See Exhibit "A"- Legal Description**

**SUBJECT TO:**


- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

Grantor herein is the only surviving heir of Eugene Milledge, grantee in Real Book 374, Page 731. Eugene Milledge, my brother, died in 2001 intestate, leaving two sons, Warner Milledge, who died intestate in Chilton County, Alabama, without leaving wife or children and myself.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

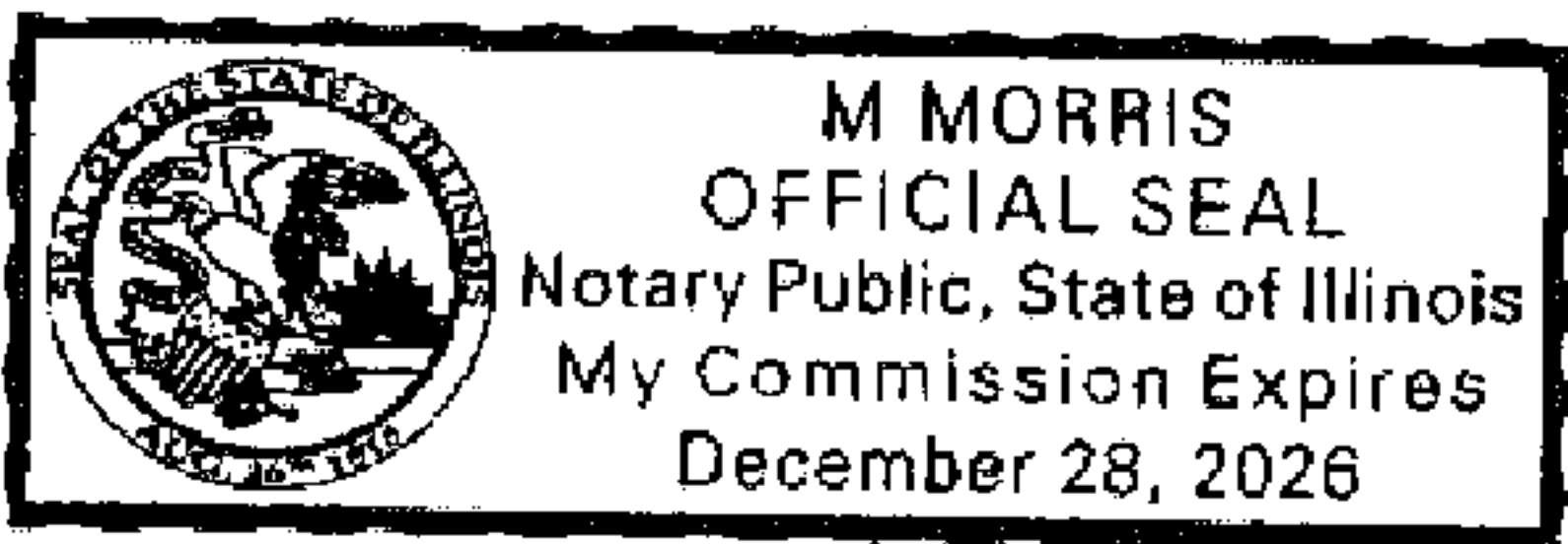
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 7<sup>th</sup> day of <sup>February</sup> ~~January~~ 2023.

  
**Andre Milledge**

**STATE OF Illinois**  
**COUNTY OF Cook**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Andre Milledge**, whose names are signed to the foregoing conveyance, and who is 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 7<sup>th</sup> day of <sup>February</sup> ~~January~~ 2023.



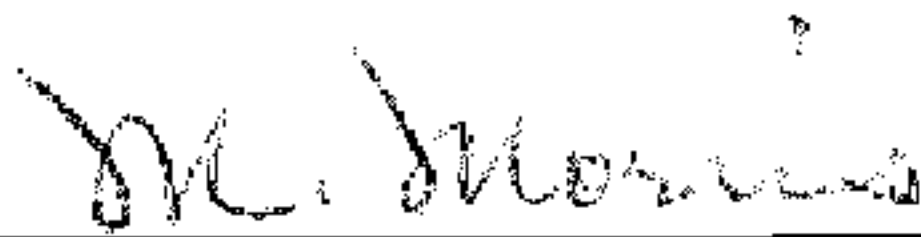
  
Notary Public:  
My Commission Expires:  
December 28, 2026

EXHIBIT A  
Legal Description

Beginning at the Northwest corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama and run thence southerly along the west line of said NE  $\frac{1}{4}$  a distance of 660.00' to a point; Thence turn  $87^{\circ}31'14''$  left and run easterly a distance of 497.24' to a point; Thence turn  $92^{\circ}09'06''$  left and run northerly a distance of 1,241.78 to a point; Thence turn  $63^{\circ}27'16''$  right and run westerly a distance of 175.00' to the point of beginning.

Being a part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, Township 22 South, Range 2 West, and a part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 18.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/14/2023 03:30:16 PM  
 \$149.50 JOANN  
 20230214000039860

*Ann S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Andre Milledge  
 Mailing Address 121 Holmes Way  
Schaumburg, IL 60193

Grantee's Name Debra Milledge  
 Mailing Address 3725 McVey Rd  
Indianapolis IN  
46224

Property Address Acme

Date of Sale 2-7-23  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 181,950.00

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 tax value

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 2-7-2023

Print Andre Milledge

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one