

20230215000041070
02/15/2023 01:55:40 PM
CORDEED 1/3

This instrument is being re-recorded to correct the legal description. 20230214000039860
02/14/2023 03:30:16 PM
DEEDS 1/3

**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.

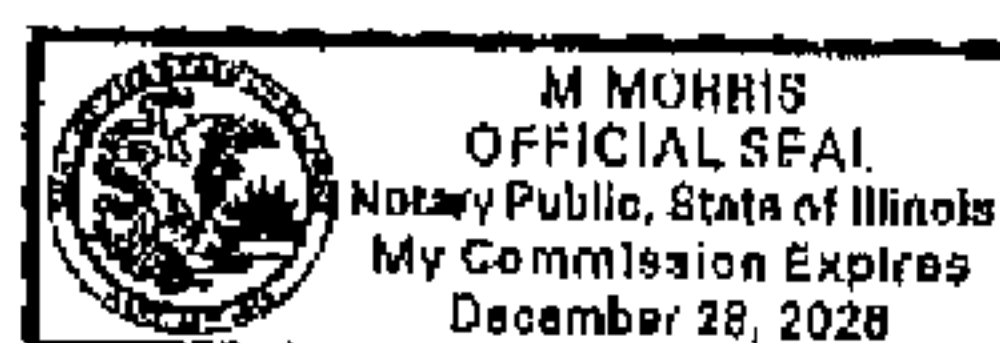
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of ^{February} January 2023.

Andre Milledge
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 7th day of ^{February} January 2023.



M. Morris
Notary Public:
My Commission Expires:
December 28, 2028

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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 $161^{\circ}30'14''$ left and run southwesterly a distance of 649.29' 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.

20230214000039860 02/14/2023 03:30:16 PM DEEDS 3/3



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. Byrd

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 Andre Milledge
 Mailing Address 3725 Melver Rd
Indianapolis IN
46226

Property Address Acreage

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/15/2023 01:55:40 PM
 \$29.00 BRITTANI
 20230215000041070

Form RT-1

Ann S. Byrd