

This Instrument was Prepared by:

Send Tax Notice To: Tyler Duncan

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

500 Shades Crest Rd
Hoover, AL 35226

File No.: S-23-29289

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Seventy Thousand Dollars and No Cents (\$470,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brian Eugene Millwee and Stephanie Lamberth Millwee**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto, **Tyler Duncan** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

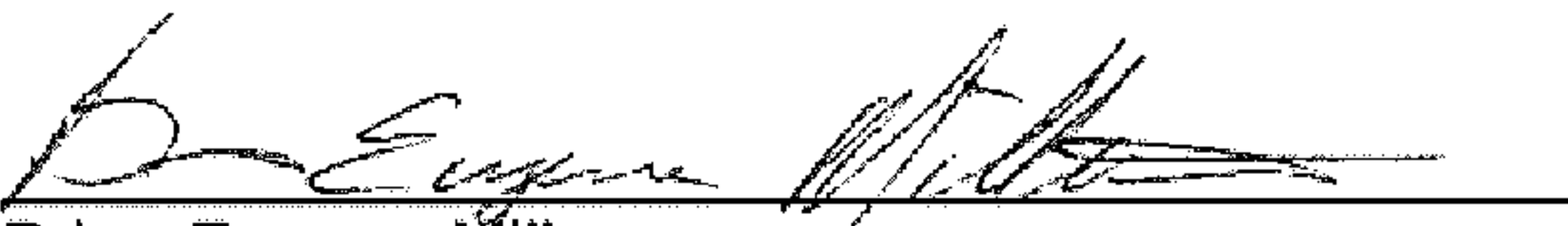
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

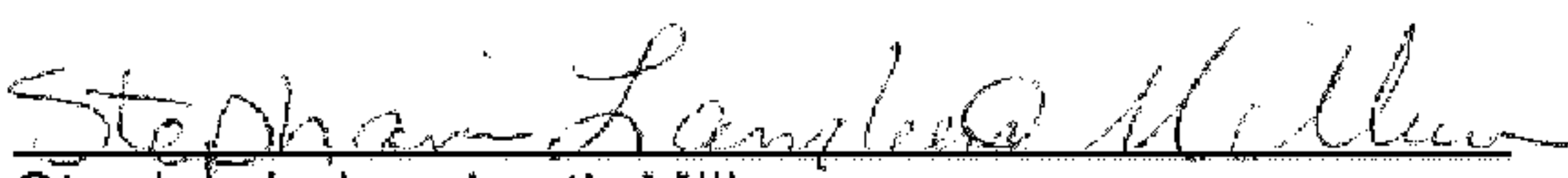
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .


Brian Eugene Millwee

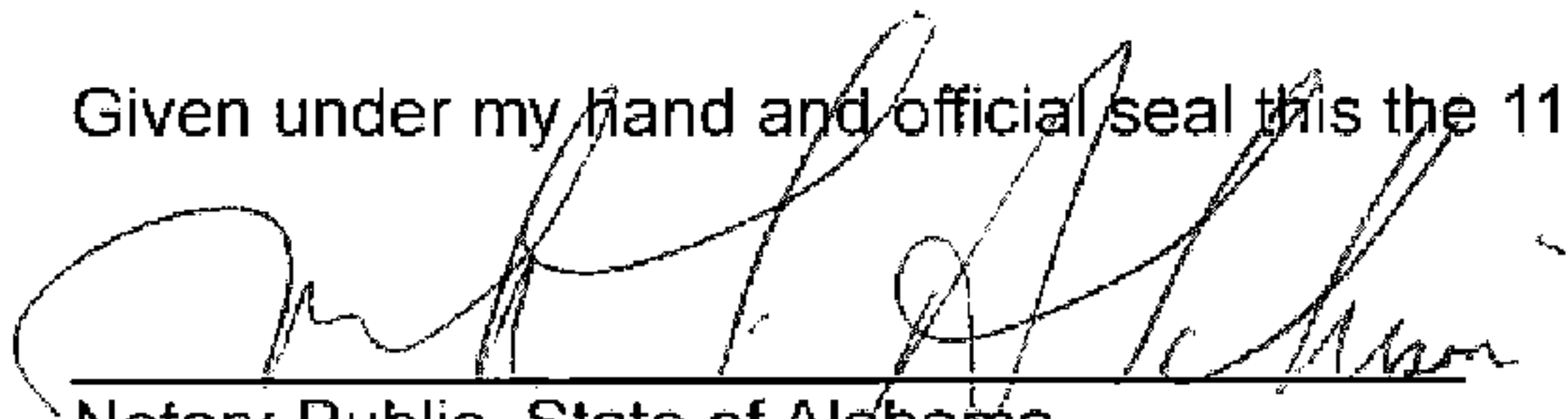

Stephanie Lamberth Millwee

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian Eugene Millwee and Stephanie Lamberth Millwee, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of August, 2023.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

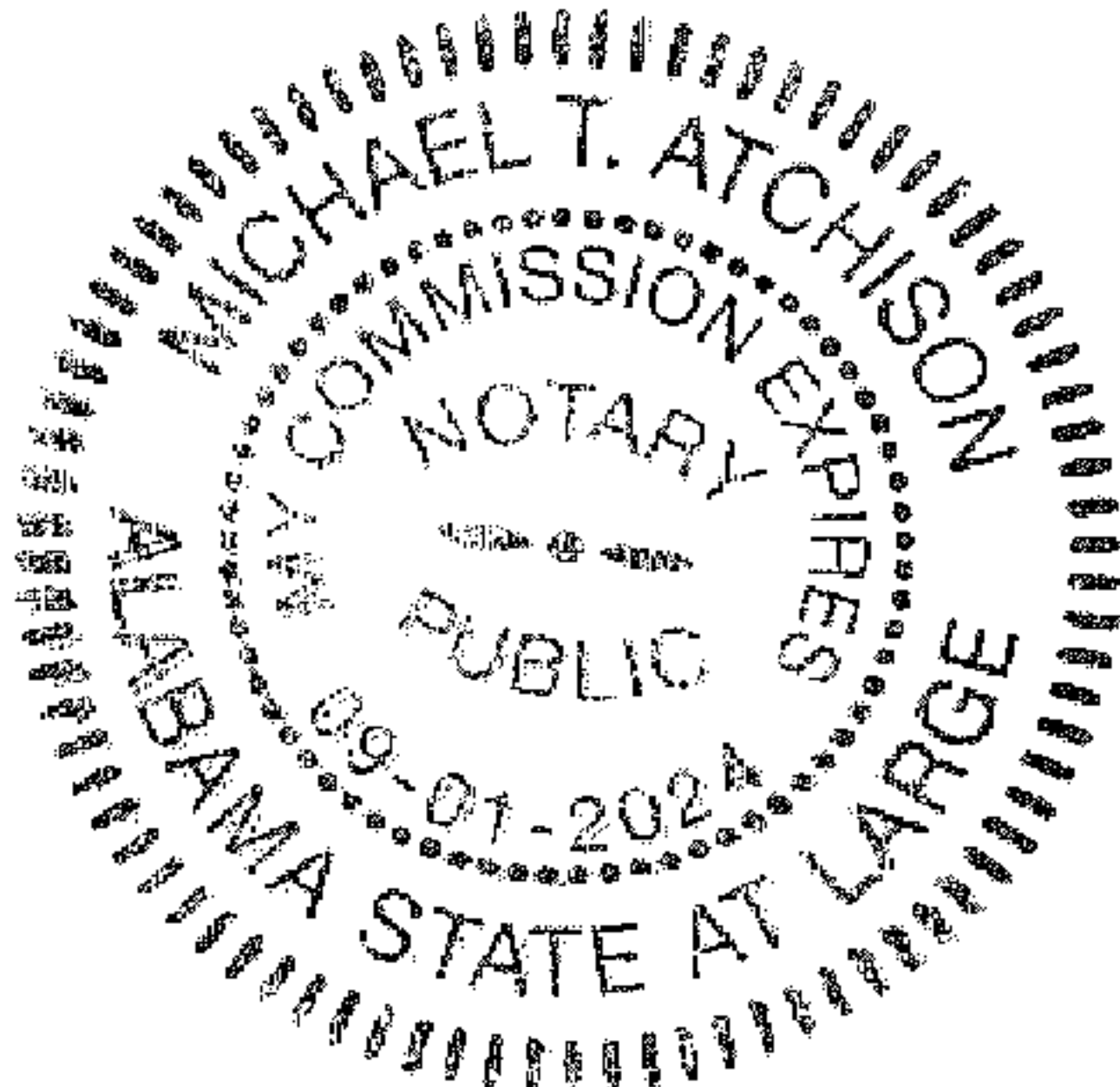


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 12; thence North 00 degrees 25 minutes East along West line of said 1/4-1/4 a distance of 225.46 feet; thence South 84 degrees 18 minutes 35 seconds East a distance of 111.38 feet; thence North 10 degrees 01 minutes 25 seconds East a distance of 502.91 feet; thence North 28 degrees 47 minutes 25 seconds East a distance of 505.14 feet; thence South 61 degrees 12 minutes 35 seconds East a distance of 25.0 feet to a point on the easterly ROW line of Chandalar Place (50 foot ROW); said point being the point of beginning; thence North 28 degrees 47 minutes 25 seconds East along said ROW line a distance of 107.83 feet; thence leaving said ROW line South 68 degrees 33 minutes 34 seconds East a distance of 111.13 feet; thence South 22 degrees 0 minutes 0 seconds West a distance of 91;39 feet; thence North 75 degrees 42 minutes 35 seconds West a distance of 125.0 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Brian Eugene Millwee Stephanie Lamberth Millwee	Grantee's Name	Tyler Duncan
Mailing Address	<u>297 Forest Parkway</u> <u>Anniston, AL 36201</u>	Mailing Address	<u>500 Shades Crest Rd</u> <u>Hoover, AL 35226</u>
Property Address	<u>164 Chandalar Place Dr.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>August 11, 2023</u>
		Total Purchase Price	<u>\$470,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 August 10, 2023

Print Brian Eugene Millwee

Unattested

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



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2023 01:57:57 PM
\$498.00 JOANN
20230811000243550

Allen S. Boyd

Form RT-1