
20231030000317690 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/30/2023 10:21:40 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Gretchen Carpintero Ramirez
5583 Double Oak Lane
Birmingham, AL 35242

STATE OF ALABAMA)

:

WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Forty Five Thousand and No/100 Dollars (\$645,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Christopher G. Miller and Janella D. Miller, husband and wife**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gretchen Carpintero Ramirez**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4, according to the Survey of Final Plat Mountain Crest Estates as recorded in Map Book 32, Page 76, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through his duly authorized attorney-in-fact hereunto set his hand and seal this the 11 day of October, 2023.

x Christopher G. Miller
Christopher G. Miller
By Graebel Relocation Services Worldwide, Inc.,
as attorney-in-fact
by and through its Authorized Agent,
Morreale Real Estate Services, Inc.

By: Cory Wilhelmi
Cory Wilhelmi, its Authorized Agent

x Janella D. Miller
Janella D. Miller
By Graebel Relocation Services Worldwide, Inc.,
as attorney-in-fact
by and through its Authorized Agent,
Morreale Real Estate Services, Inc.

By: Cory Wilhelmi
Cory Wilhelmi, its Authorized Agent

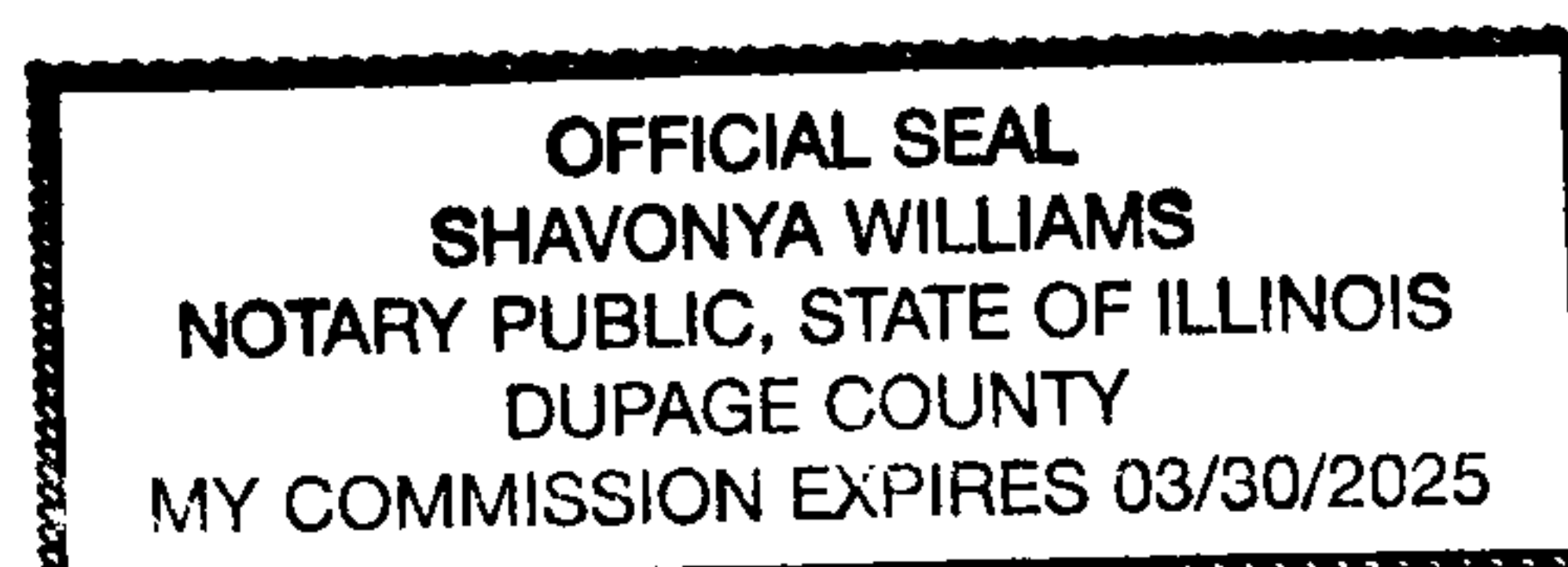
STATE OF ILLINOIS
COUNTY OF Dupage

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cory Wilhelmi, whose name as Authorized agent of Morreale Real Estate Services, Inc., an Illinois corporation, acting in its capacity as Authorized Agent of Graebel Relocation Services Worldwide, Inc. a Colorado corporation, as Attorney-in-Fact for Christopher G. Miller and Janella D. Miller, husband and wife, under that certain Irrevocable and Limited Power of Attorney recorded in Instrument No. 20231030000317690, in the Probate Office of Shelby County, Alabama, is 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 Instrument, he in his capacity as such authorized agent and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as authorized agent of said corporation acting in its capacity as attorney-in-fact on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of October, 2023.

Shavonya Williams
NOTARY PUBLIC
My Commission Expires: _____


(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name	Christopher G. Miller and Janella D. Miller	Grantee's Name	Gretchen Carpintero Ramirez
Mailing Address	<u>X 5583 Double Oak Lane</u> <u>X Birmingham, AL 35242</u>	Mailing Address	<u>5583 Double Oak Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>5583 Double Oak Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>October 23, 2023</u>
		Total Purchase Price	<u>\$ 645,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 Settlement Date

Unattested

(verified by)

Print

Sign

X Christopher G Miller

X CJO MaAs

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1