

File No.: 23006

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Anna Graham Fievet and	Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st
COUNTY OF SHELBY)	Amy M. Milliron	Street South, Alabaster, AL 35007. No title
		2209 Hwy. 86	opinion requested, none rendered.
		Calera, AL 35040	

KNOW ALL MEN BY THESE PRESENTS that **Leif Milliron and Amy M. Milliron, husband and wife**, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$80,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Anna Graham Fievet and Amy M. Milliron** (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

See Exhibit A

\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on November 10, 2023.



Leif Milliron



Amy M. Milliron

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Leif Milliron and Amy M. Milliron whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on November 10, 2023.



NOTARY PUBLIC

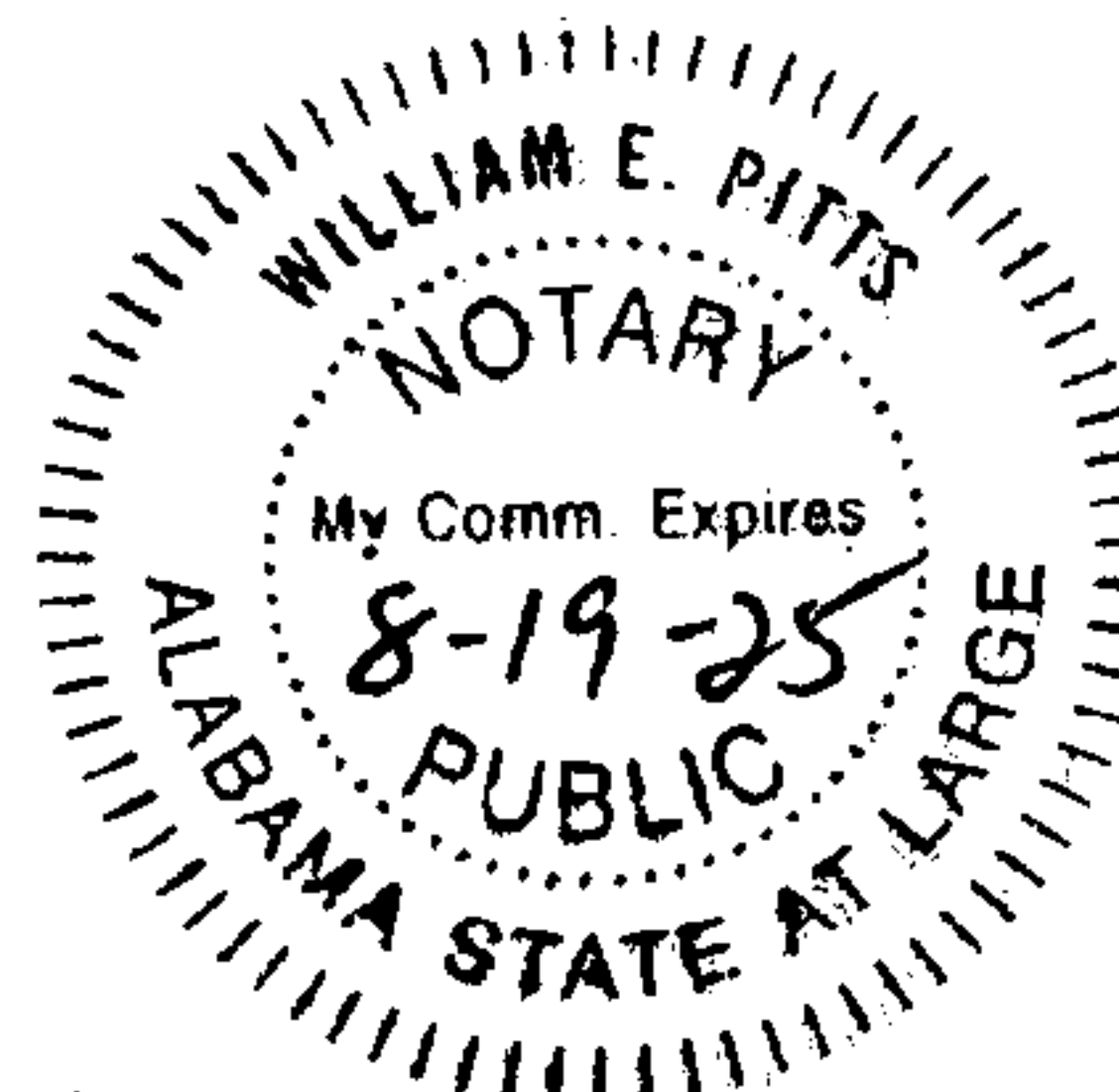


Exhibit A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land lying and being situated in the NE 1/4 NE 1/4, Section 19, Township 22 South, Range 1 West, Shelby County, Alabama, described more particularly as follows: From the NW corner of said forty, run S 02° 17' E along the West forty line for 445 feet; thence run N 89° 11' E for 436.7 feet; thence run N 02° 17' West for 445 feet to a point on the North forty line; run thence S 89° 11' W along the North forty line of 436.7 feet and back 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	<u>Leif Milliron and Amy M. Milliron</u>	Grantee's Name	<u>Anna Graham Fievet and Amy M. Milliron</u>
Mailing Address	<u>272 Horton Loop</u>	Mailing Address	<u>2209 Hwy. 86</u>
	<u>Calera, AL 35040</u>		<u>Calera, AL 35040</u>
Property Address	<u>2209 Hwy. 86</u>	Date of Sale	<u>November 10, 2023</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$ 80,000.00</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)

<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 November 10, 2023

Print Lo Eric Pitts

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 01:40:29 PM
 \$108.00 JOANN
 20231113000333130

Allen S. Bayl