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Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Joseph Robert Johnson and Ginger Leigh Goode 2569 Chandalar Lane Pelham, AL 35124

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$327,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, BRADLEY D. MILLER and AMANDA L. MILLER, as Trustees, or their Successors in Trust, under The Miller Living Trust, dated November 11, 2022 (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JOSEPH ROBERT JOHNSON and GINGER LEIGH GOODE (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 202, according to the Survey of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$321,077.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 26th day of February, 2024.

BRADLEY D. MILLER, as Trustee

AMANDA L. MILLÉR, as Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BRADLEY D. MILLER and AMANDA L. MILLER, as Trustees under The Miller Living Trust, dated November 11, 2022, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as said Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 2024.

NOTARY PUBLIC

My commission/expires:

Notary Public, Alabama State at Large (Malcolm Stewart McLeod (Minimus) Expires 8/15/2026

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Real Estate Sales Validation Form

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

Grantor's Name	THE MILLER LIVING TRUST	Grantee's Na	JOSEPH ROBERT JOHNSON and ameGINGER LEIGH GOODE	
Mailing Address	2569 CHANDALAR LN PELHAM, AL 35124	Mailing Addr	Mailing Address 2569 CHANDALAR LN PELHAM, AL 35124	
Property Address	2569 CHANDALAR LN	Date of S	Sale <mark>February 26, 2024</mark>	
	PELHAM, AL 35124	 Total Purchase P	rice\$327.000.00	
		or		
		Actual Value	\$	
		or Assessor's Market Va	alue <u>\$</u>	
•	e or actual value claimed on this form of documentary evidence is not requ		wing documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contra		Other		
X_Closing State	ment			
If the conveyance of this form is not i	•	contains all of the required i	information referenced above, the filing	
		nstructions	······································	
Grantor's name an current mailing add	•	e of the person or persons o	conveying interest to property and their	
Grantee's name an conveyed.	nd mailing address - provide the nam	e of the person or persons	to whom interest to property is being	
•	the physical address of the property erty was conveyed.	being conveyed, if available	e. Date of Sale - the date on which	
Total purchase priethe instrument offer		chase of the property, both	real and personal, being conveyed by	
	for record. This may be evidenced by		eal and personal, being conveyed by the ya licensed appraiser or the assessor's	
valuation, of the pr		icial charged with the respo	air market value, excluding current use nsibility of valuing property for property labama 1975 § 40-22-1(h).	
further understand	of my knowledge and belief that the that any false statements claimed of 1975 § 40-22-1 (h).		s document is true and accurate. I imposition of the penalty indicated in	
Date February 2	6, 2024	Print Malcolm S. Mo	cLeod	
Unattested		Sign		
	(verified by)		Grantee/Owner/Agent) circle one	
	Filed and Reco	orded	The second secon	
	Official Public	- amonotope at A		
		ate, Shelby County Alabama,	County	
File 240166	Clerk Shelby County	7 . A L	Form RT-1	
	02/29/2024 08:		Alabama 08/2012 LSS	
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