



20240314000069150 1/2 \$100.50  
Shelby Cnty Judge of Probate, AL  
03/14/2024 09:44:31 AM FILED/CERT

This Instrument Prepared By:  
Steven A. Benefield, Esq.  
Wallace Jordan Ratliff & Brandt, LLC  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notice to:  
Desiree Miller  
628 Parkside Circle  
Helena, Alabama 35080

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

IN CONSIDERATION OF One & No/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged I, Roger Alan Miller, a single person, ("Grantor") grant, bargain, sell, and convey to Desiree Rae Miller ("Grantee") my one-half undivided interest in the following described real estate (the "Premises") situated at 7521 Spencer Lane, City of Helena, in Shelby County, Alabama to-wit:

Lot 11A according to the Resurvey of Lots 7-26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Office of the Probate Judge of Shelby County, Alabama

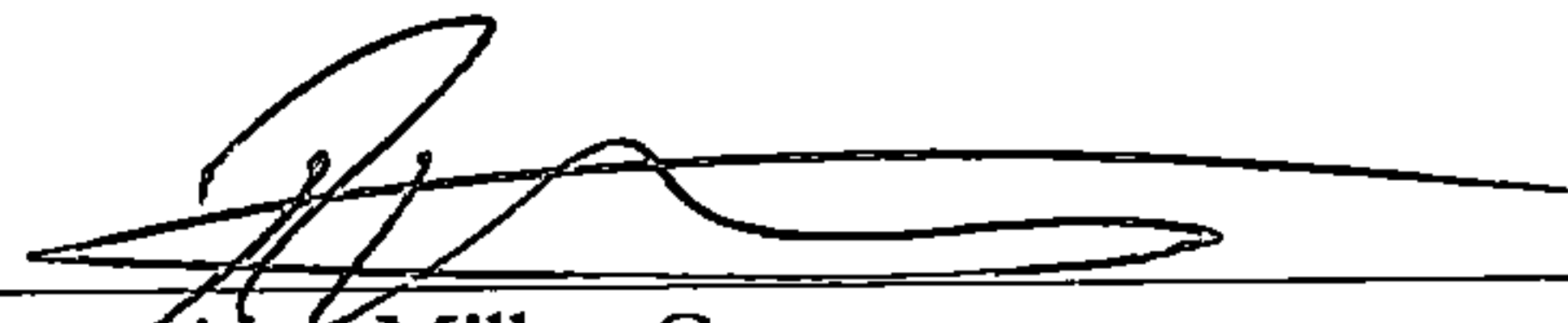
LEGAL DESCRIPTION PROVIDED BY PARTIES.

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

TO HAVE AND TO HOLD to said Grantee, her heirs, personal representatives, successors, and assigns forever.

And I do, for myself and for my heirs, personal representatives and assigns covenant with the said Grantee, her heirs, personal representatives, successors, and assigns, that I am lawfully seized in fee simple of said Premises; that said Premises are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 13 day of December 2023.

  
Roger Alan Miller, Grantor

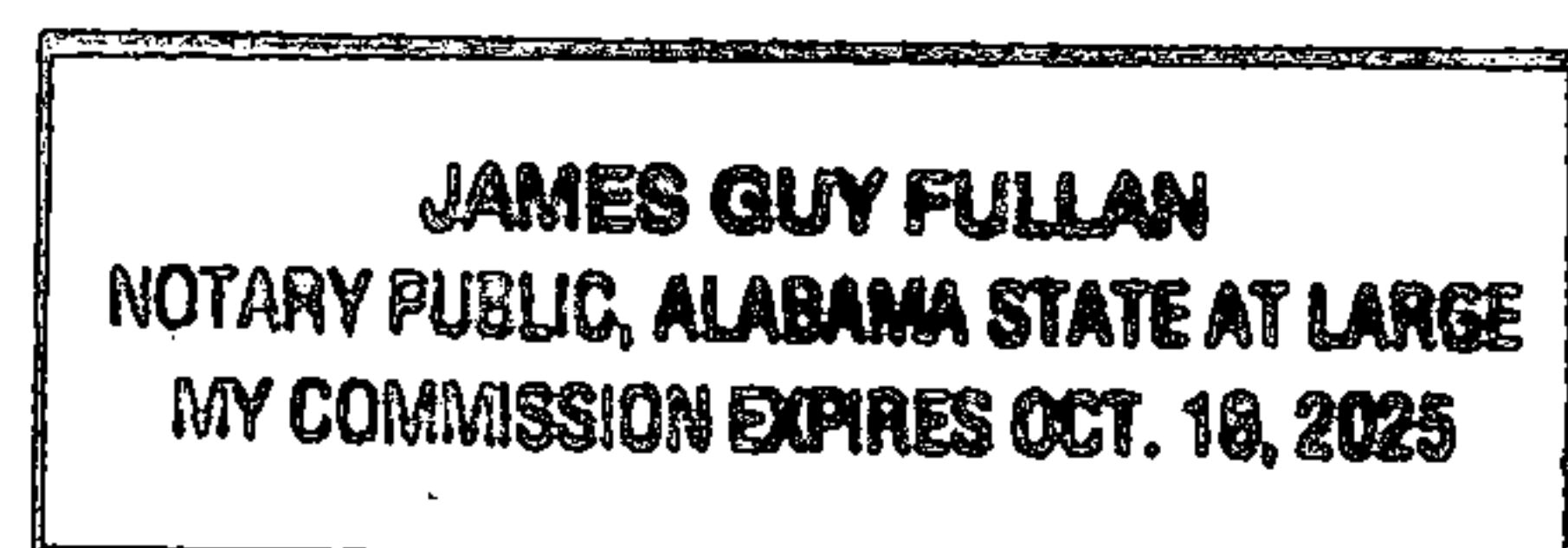
STATE OF ALABAMA )  
COUNTY OF Shelby )

The undersigned notary public, State of Alabama, certifies that Roger Alan Miller, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of December 2023.

  
Notary Public

My Commission Expires: 10-18-25



Shelby County, AL 03/14/2024  
State of Alabama  
Deed Tax: \$75.50

# Real Estate Sales Validation Form

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

Grantor's Name Roger Alan Miller  
Mailing Address 600 Southern Lane  
Helena, Alabama 35080

Grantee's Name Desiree Rae Miller  
Mailing Address 628 Parkside Circle  
Helena, Alabama 35080


Property Address 7521 Spencer Lane  
Helena Alabama 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \$75,400 (one-half interest)

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 \_\_\_\_\_

  
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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 3-14-24

Print DESIREE MILLER

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1