

SEND TAX NOTICE TO:
Jennifer Miller and Tom Miller
310 Dunrobin Circle
Pelham AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Victor Hugo Anguiano and Cinthia Saenz, a married couple**, whose address is 2525 Comanche Drive, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Jennifer Miller and Thomas P. Miller**, whose address 310 Dunrobin Circle Pelham AL 35124, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jennifer Miller and Thomas P. Miller, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 58 Rustic Oaks Drive, Westover, AL 35147 to-wit:**

**LOT 1, ACCORDING TO THE SURVEY OF RUSTIC OAK ESTATES AS RECORDED
IN MAP BOOK 53, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

Thomas P. Miller is one and the same person as Tom Miller.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of May, 2024.



Victor Hugo Anguiano


Cinthia Saenz

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Victor Hugo Anguiano and Cinthia Saenz whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 2024.


Notary Public

My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 03:46:13 PM
\$181.00 BRITTANI
20240521000151190

