

This Instrument was Prepared by:

Send Tax Notice To: Refuge Milledge
AL

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30009

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **No Dollars and No Cents (\$0.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Calvin J. Milledge, a married man, and Andre Milledge**, a married man, and **Donald H. Milledge**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Refuge Milledge**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

This property constitutes no part of the homestead of the grantors or of their respective spouses.

The grantors and grantees herein constitute all of the heirs at law and next of kin of Annie B. Milledge.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of August, 2024.

Calvin J. Milledge
Calvin J. Milledge

State of Alabama

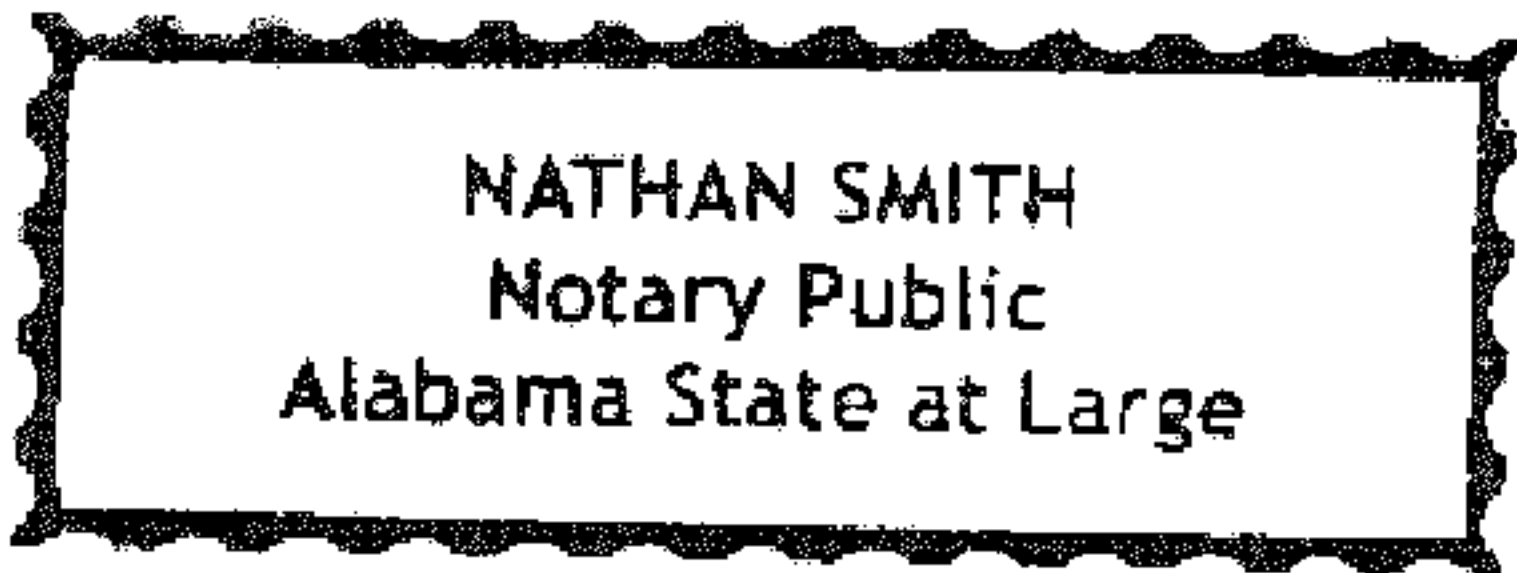
County of Shelby

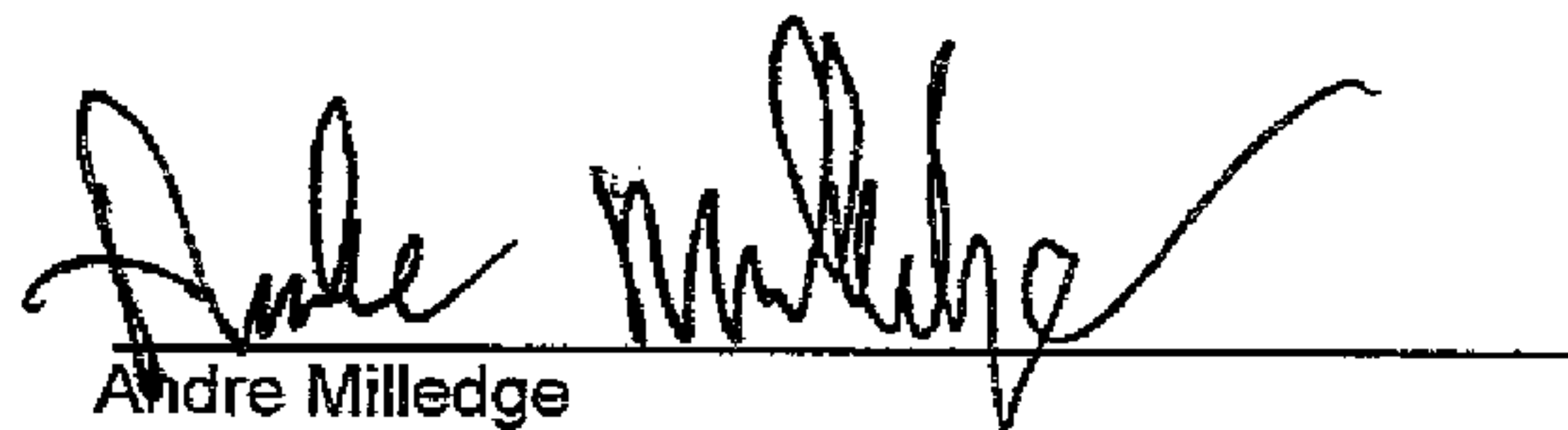
I, , a Notary Public in and for the said County in said State, hereby certify that Calvin J. Milledge , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 2024.

Notary Public, State of Alabama

My Commission Expires: 12-01-2026




Andre Milledge

State of Illinois

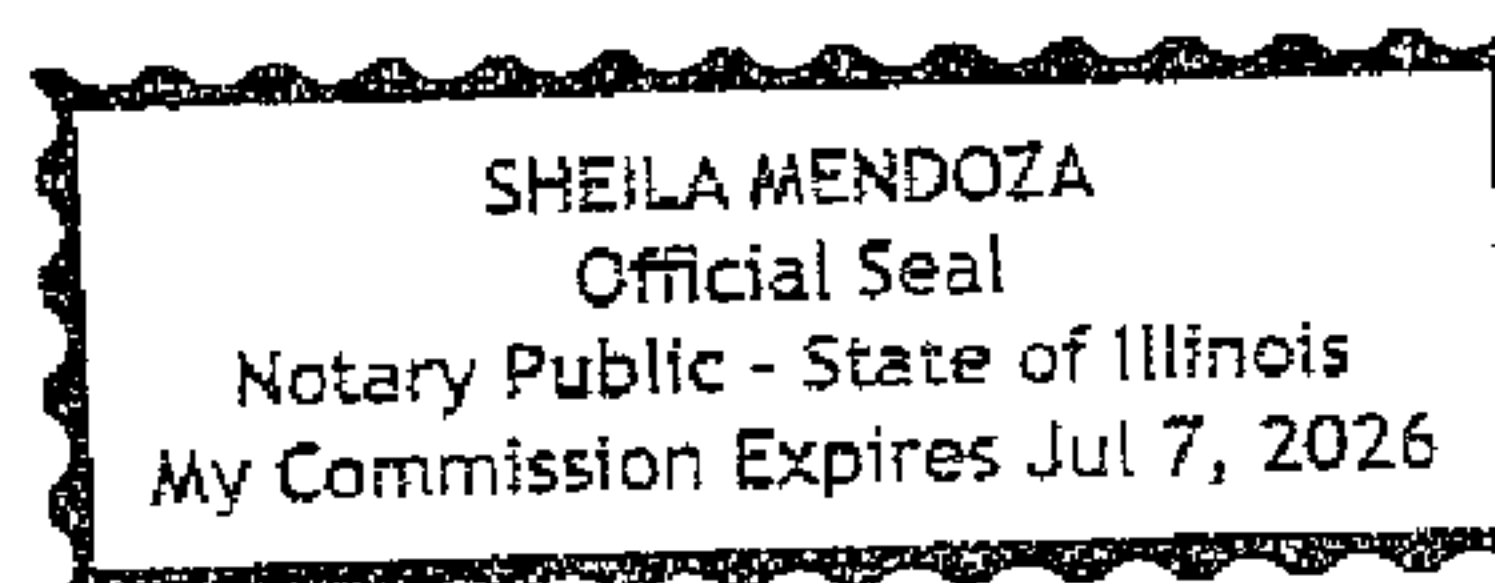
County of Cook

I, a Notary Public in and for the said County in said State, hereby certify that Andre Milledge, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of August, 2024.


Notary Public, State of Illinois

My Commission Expires: 07/07/2026




Donald H. Milledge

State of Arizona

County of Maricopa

I, a Notary Public in and for the said County in said State, hereby certify that Donald H. Milledge, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of September, 2024.


Notary Public, State of Arizona

My Commission Expires: July 31, 2028

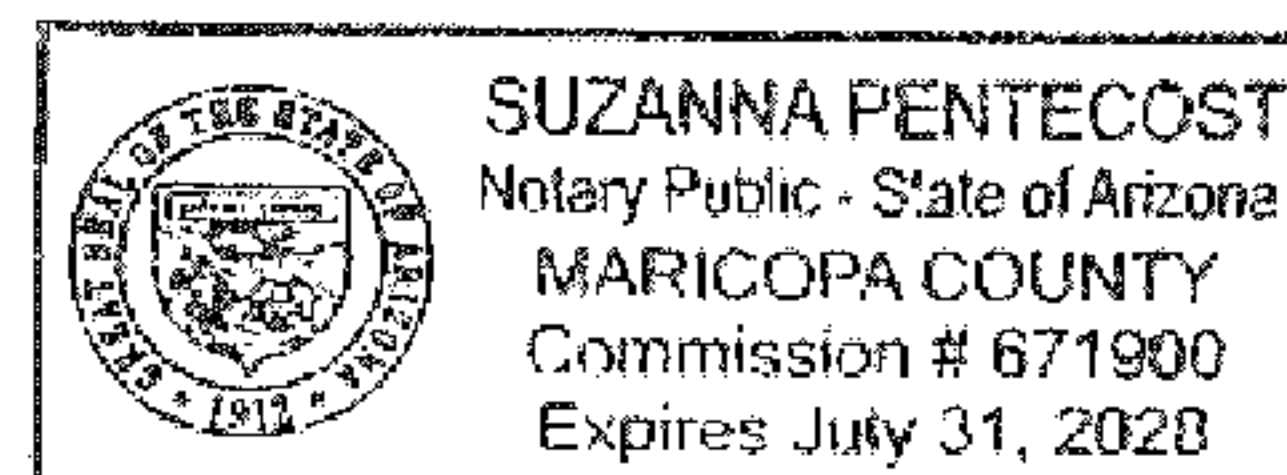


EXHIBIT "A"
LEGAL DESCRIPTION

Begin 175 feet East of the Northwest corner of the Southeast Quarter of the Southeast 1/4 of Section 18, Township 22 South, Range 2 West for a point of beginning; thence run South and parallel with the East line of Section 18, 1320 feet to the North line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence West along the North line of the Northeast Quarter of the Northeast Quarter of Section 19, to the Northwest corner of said Northeast Quarter of Northeast Quarter of Section 19, Township 22 South, Range 2 West; thence South along the West line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 22 South, Range 2 West, 660 feet; thence East and parallel with the North line of the Northeast Quarter of the Northeast Quarter of Section 19, 500 feet; thence North and parallel with the West line of the Northeast Quarter of the Northeast Quarter of Section 19, and the Southeast Quarter of the Southeast Quarter of Section 18, Township 22 South, Range 2 West, 1336 feet to the intersection of the Spring Branch gravel road; thence Northwesterly along the South side of said Spring Branch gravel road 780 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Calvin J. Milledge and wife, Reeda F. Milledge, by deed recorded in Deed Book 260, Page 177, being more particularly described as follows:

A parcel of land situated in the SE 1/4 of the SE 1/4, Section 18, Township 22 South, Range 2 West, Shelby County, Alabama:

Commence at the Northwest corner of the NE 1/4 of the NE 1/4, Section 19, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 Section a distance of 175.00 feet to a point; thence turn 92 degrees 09 minutes 06 seconds left and run Northerly a distance of 543.19 feet to the point of beginning of the property being described: thence continue along last described course, a distance of 492.75 feet to a point; thence turn 68 degrees 21 minutes 52 seconds right and run Northeasterly a distance of 159.44 feet to a point on the Southwest right of way of Shelby County Road No. 16; thence turn 89 degrees 17 minutes 19 seconds right and run Southeasterly along said right of way line of said road a distance of 245.13 feet to a point; thence turn 76 degrees 10 minutes 41 seconds right and run a distance of 110.80 feet to a point; thence turn 74 degrees 23 minutes 24 seconds left and run a distance of 132.00 feet to a point; thence turn 76 degrees 09 minutes 00 seconds right and run Southwesterly a distance of 240.37 feet to the point of beginning. Being situated in the SE 1/4 of the SE 1/4, Section 18, Township 22 South, Range 2 West, Shelby County, Alabama, less and except that part of the Alabama Power Company right of way that is within this parcel. According to survey of Joseph E. Conn, Jr., PLS #9049, dated March 10, 1989.

ALSO, LESS AND EXCEPT that portion previously conveyed to Eugene Milledge by deed recorded in Real Record 374, Page 731, being more particularly described as follows:

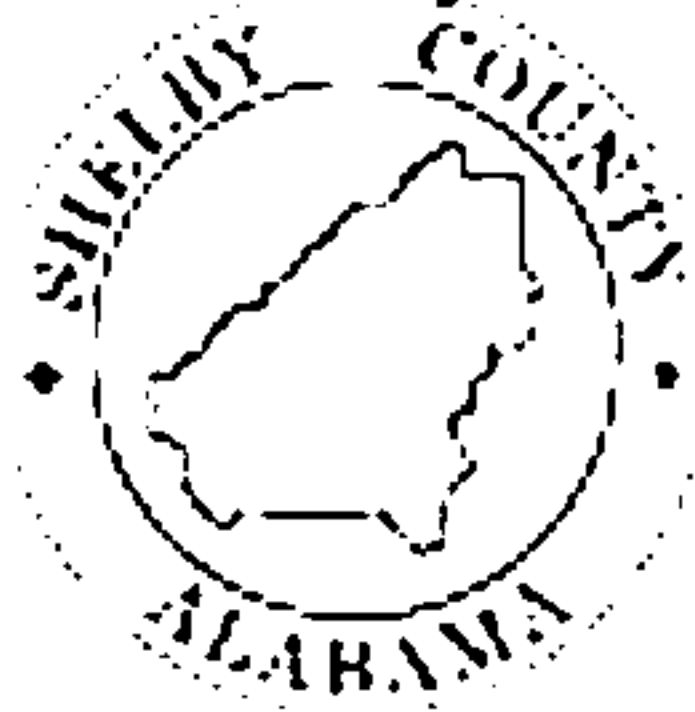
Beginning at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the West line of said NE 1/4 a distance of 660.00 feet to a point; thence turn 87 degrees 31 minutes 14 seconds left and run Easterly a distance of 497.24 feet to a point; thence turn 92 degrees 09 minutes 06 seconds left and run Northerly a distance of 1,241.78 feet to a point; thence turn 161 degrees 30 minutes 14 seconds left and run Southwesterly a distance of 649.29 feet to a point; thence turn 63 degrees 27 minutes 16 seconds right and run Westerly a distance of 175.00 feet to the point of beginning.

Being a part of the NE 1/4 of NE 1/4 of Section 19, Township 22 South, Range 2 West, and a part of the SE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 2 West.

ALSO, LESS AND EXCEPT that portion previously conveyed to Cherry Washington, by deed recorded in Real Record 375, Page 437, being more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of the said SE 1/4 of the SE 1/4 a distance of 175.00 feet to the point of beginning of the property being described; thence turn 63 degrees 27 minutes 16 seconds left and run Northeasterly a distance of 649.29 feet to a point; thence turn 18 degrees 29 minutes 46 seconds left and run Northerly a distance of 90.00 feet to a point on the Westerly margin of Shelby County Highway No. 16; thence turn 32 degrees 32 minutes 43 seconds left and run Northwesterly along said margin of said highway a distance of 92.38 feet to a point; thence turn 102 degrees 03 minutes 43 seconds left and run Southwesterly a distance of 354.60 feet to a point; thence turn 55 degrees 35 minutes 29 seconds left and run Southerly a distance of 543.19 feet to the point of beginning.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/23/2024 08:58:16 AM
 \$61.00 DANIEL
 20241023000331650

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Helen B. Milledge
 Mailing Address 121 Holmes Way
Shawmut, IL
60193

Grantee's Name Rebecca Milledge
 Mailing Address 3725 Mallet Rd
Indianapolis, IN
46234

Property Address D. Calera Smith Rd
Calera, AL 35040

Date of Sale 9-4-2024
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 25,890.00

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

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 9-4-24

Print Rebecca Milledge

Unattested

Sign Rebecca Milledge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1