



20250220000050230 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
02/20/2025 12:21:00 PM FILED/CERT

This instrument prepared by:
Lee Sims, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantee:

1109 Grey Oaks Valley
Pelham, AL 35214

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty Thousand and 00/100 (\$40,000.00) Dollars, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Premier Contracting and Construction, LLC**, whose address is 980 Hwy 69, Chelsea, AL 35043 (herein referred to as Grantor), does grant, bargain, sell and convey unto **Phillip D. Millman and Karla Millman**, as joint tenants with right of survivorship, whose address is 1109 Grey Oaks Valley, Pelham, AL 35214 (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6F, according to A Resurvey of Lot 6, Eagle Farms as recorded in Map Book 58 at page 82 in the Probate Office of Shelby County, Alabama.

Subject to the lien of the 2025 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

Property address is 1040 Highway 69, Chelsea, AL 35043.

Parcel I.D.: 15-3-08-0-000-021.047

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns

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State of Alabama
Deed Tax: \$40.00

of the Grantees herein shall take as tenants in common.

And it does for itself and for its successors, executors and administrators, covenant with the said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

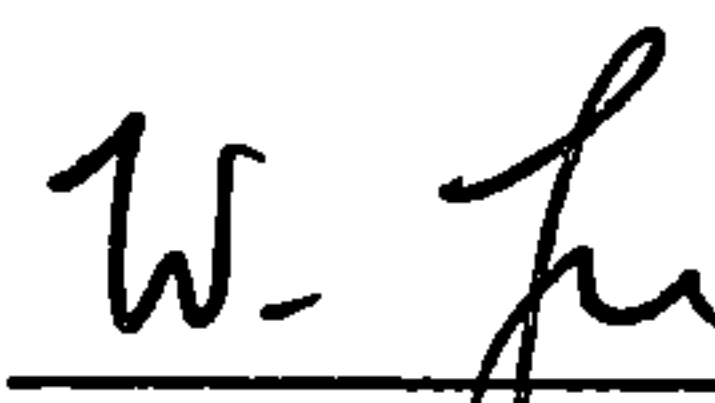
IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by an officer who is thereunto duly authorized on this 17th day of February, 2025.

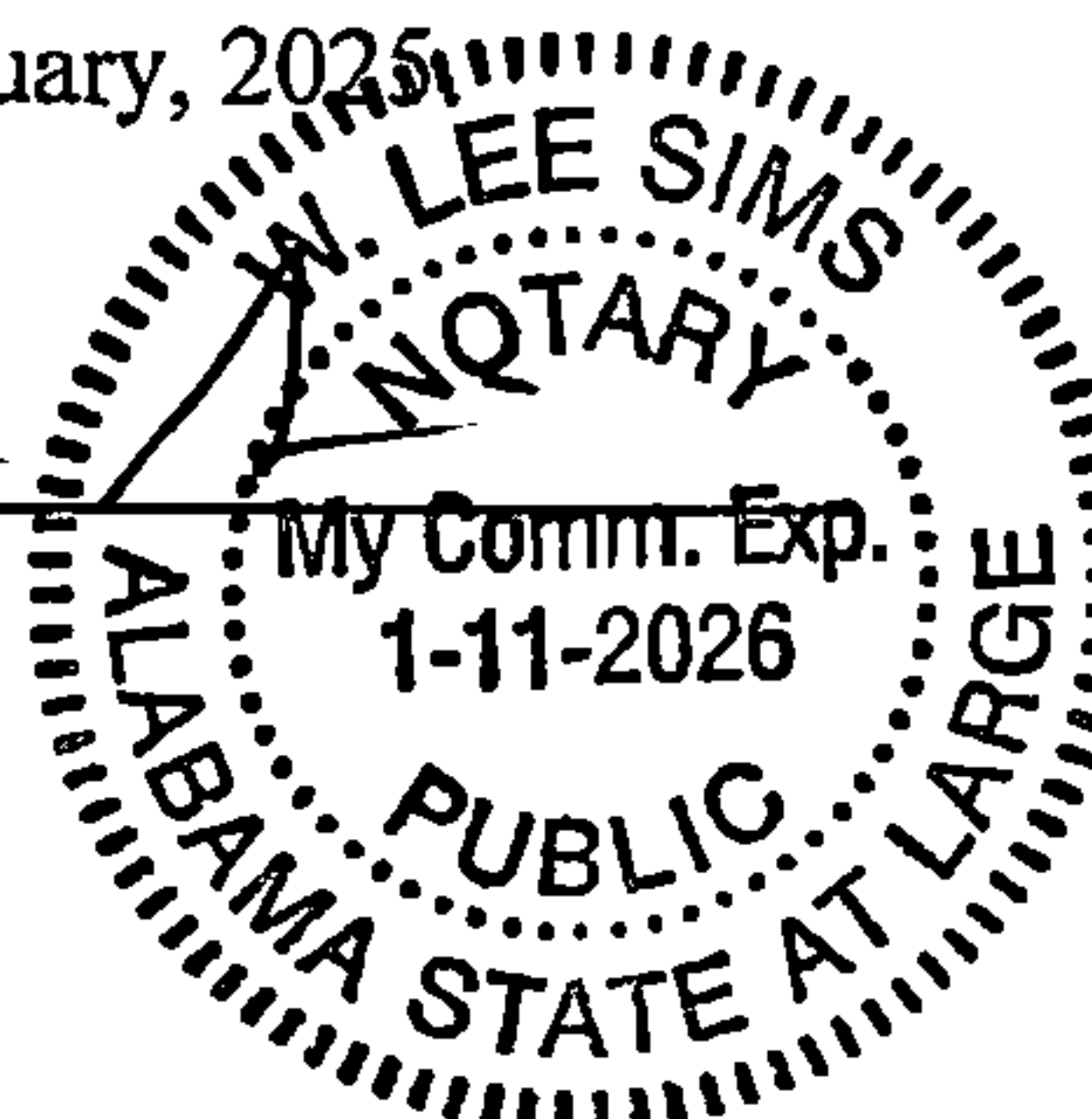

Premier Contracting and Construction, LLC
By: Joseph Williams, its authorized member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Williams, whose name as an authorized member of **Premier Contracting and Construction, LLC**, 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/she as an authorized member and with full authority, executed the same voluntarily on the day the same bears date on behalf of **Premier Contracting and Construction, LLC**.

Given under my hand and seal this 17th day of February, 2025.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Premier Contracting and
Mailing Address Construction, LLC
980 Hwy 69
Chelsea, AL 35043

Grantee's Name Phillip D. Millman
Mailing Address Karla Millman
1109 Grey Oaks Valley
Pelham, AL

Property Address 1040 Hwy 69
Chelsea, AL 35043

Date of Sale 02/17/2025
Total Purchase Price \$ 40,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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 02/17/25

Print Lee Sims

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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