

GRANTEE'S ADDRESS:
74 Southern Street
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 8th day of April, 2025, in consideration of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) and other good and valuable consideration, the undersigned, **DAVID C. MILLER and wife, DONNA M. MILLER**, whose address is 152 Southern Street, Vincent, Alabama, 35178, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **JEREMY K. GRIMES and CRYSTAL GRIMES**, whose address is 74 Southern Street, Vincent, Alabama, 35178, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".


Property street address: 152 Southern Street, Vincent, Alabama, 35178.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons

whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals
on the day and year first above written.


_____(SEAL)
DAVID C. MILLER


_____(SEAL)
DONNA M. MILLER

STATE OF ALABAMA,

TALLADEGA COUNTY.

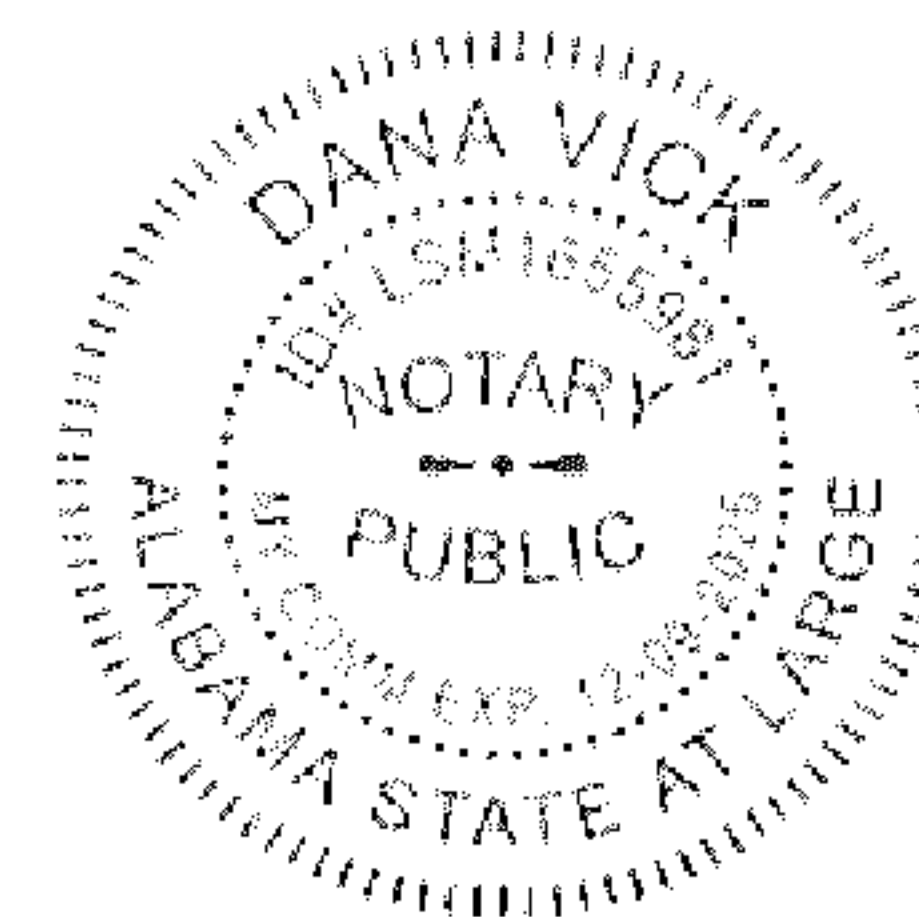
I, the undersigned authority, a Notary Public for said County and State, hereby certify that
DAVID C. MILLER and wife, DONNA M. MILLER, whose names are acknowledged before me
on this day that, being informed of the contents of the conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand this the 8th day of April, 2025.



NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Grantors: David C. Miller and Donna M. Miller

Grantees: Jeremy K. Grimes and Crystal Grimes

Exhibit "A"

A tract of land situated in the SE 1/4 of the NW 1/4 in Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Begin at the intersection of the West line of the Southeast Quarter of the Northwest Quarter of said Section 11, and the South right of way of Southern Street (60 foot right of way); thence run South 87 degrees 39 minutes 27 seconds East for a distance of 303.07 feet; thence run South 24 degrees 14 minutes 56 seconds West for a distance of 423.97 feet; thence run South 87 degrees 42 minutes 49 seconds East for a distance of 189.60 feet to the West line of the property described in Deed Book 298, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 19 degrees 21 minutes 12 seconds West along said West line for a distance of 96.18 feet to a point on the North line of Instrument #2002-18075; thence run North 79 degrees 03 minutes 32 seconds West along said North line for a distance of 39.02 feet to the Northwest corner of said property described in Instrument #2002-18075; thence run South 03 degrees 30 minutes 40 seconds West for a distance of 152.49 feet to the Southwest corner of said property described in Instrument #2002-18075; thence run North 69 degrees 17 minutes 41 seconds West along the North line of the property described in Deed Book 264, Page 670, for a distance of 255.10 feet to a point on the West line of the aforementioned Southeast Quarter of the Northwest Quarter; thence run North 00 degrees 00 minutes 00 seconds East along said West line for a distance of 551.86 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name David C. Miller & Donna M. Miller
 Mailing Address 152 Southern Street
Vincent, AL 35178

Grantee's Name Jeremy K. Grimes & Crystal Grimes
 Mailing Address 74 Southern Street
Vincent, AL 35178

Property Address 152 Southern Street
Vincent, AL 35178

Date of Sale 4-8-2025

Total Purchase Price \$ 40,000.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 03:26:02 PM
\$71.00 JOANN
20250409000105930

or
 Actual Value \$

or
 Assessor's Market Value \$



The purchase price or actual value claimed Allen S. Byrd 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 4-8-2025

Print J. Van Wilkins

Unattested

Sana Vele
 (verified by)

Sign

J. Van Wilkins
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1