

SEND TAX NOTICE TO:

Charles F. Kiser and Karla B. Kiser
1109 Grey Oaks Valley
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 **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Phillip D. Millman and Karla Millman, a married couple**, whose address is 1040 County Rd 69, Chelsea, AL 35049, (hereinafter "Grantor", whether one or more), by **Charles F. Kiser and Karla B. Kiser, wife and husband**, whose address is 1109 Grey Oaks Valley, 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 **Charles F. Kiser and Karla B. Kiser, a married couple, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1109 Grey Oaks Valley, Pelham, AL 35124 to-wit:**

Lot 529, according to the Final Plat of Grey Oaks Subdivision, Sector 5, as recorded in Map Book 55, Page 3, 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.

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 3rd day of July, 2025.



Phillip D. Millman

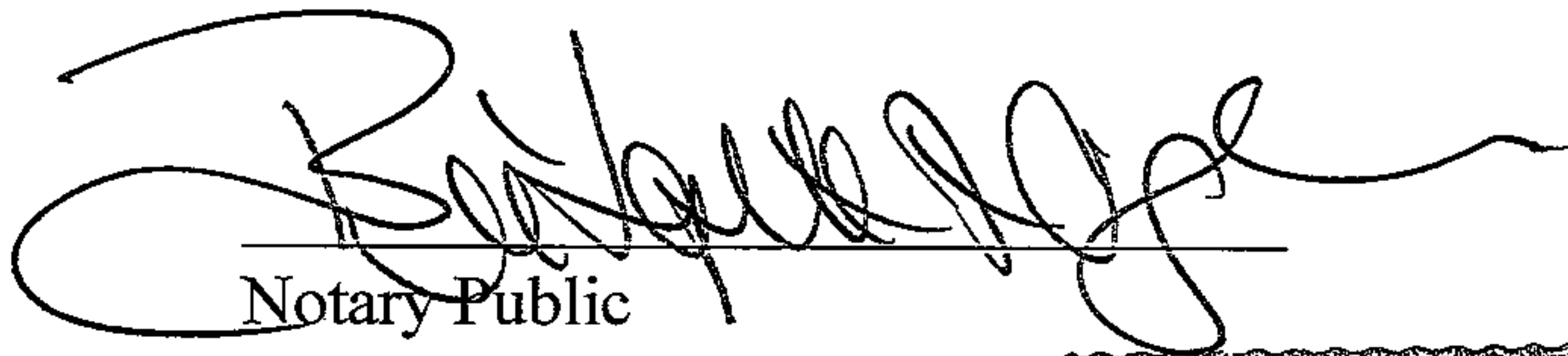


Karla Millman

STATE OF ALABAMA
COUNTY OF JEFFERSON

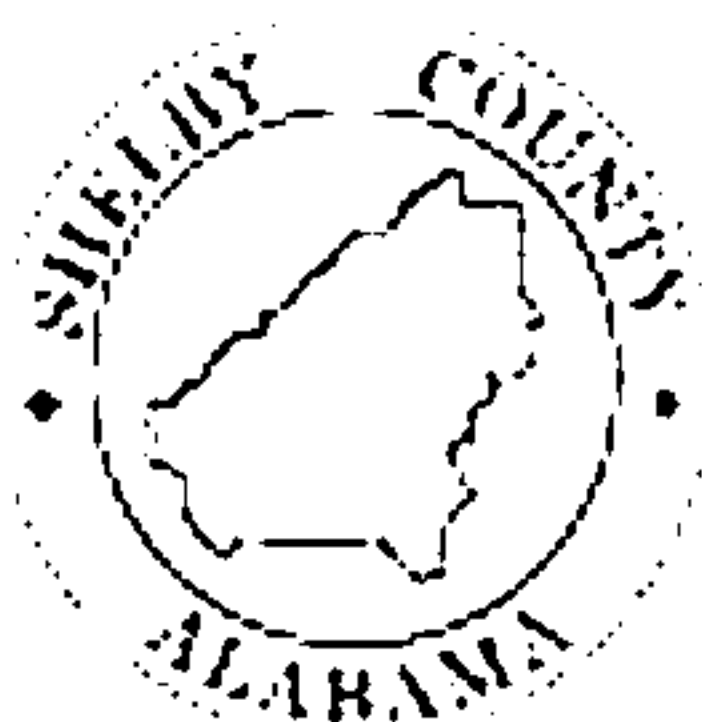
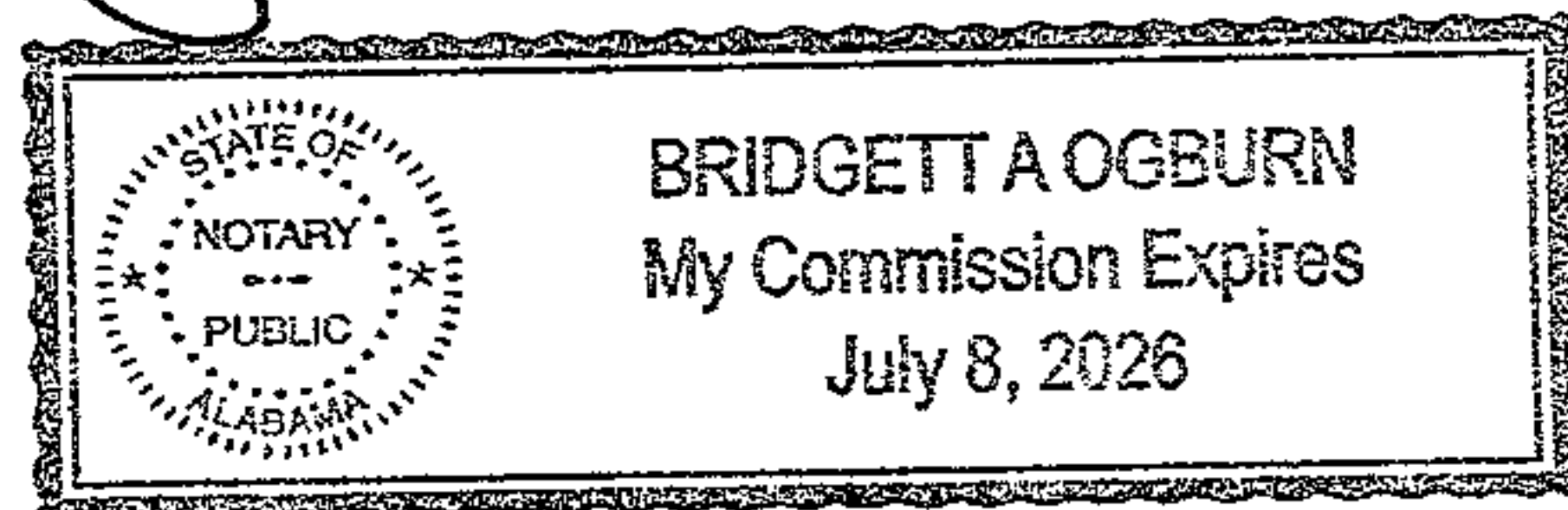
I, the undersigned Notary Public in and for said County and State, hereby certify that Phillip D. Millman and Karla Millman whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he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

Given under my hand and official seal this 3rd day of July, 2025.



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2025 01:28:39 PM
\$600.00 JOANN
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