

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Calvin James Milledge
2011 18th St

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20250722000222610 1/3 \$122.00
Shelby Cnty Judge of Probate, AL
07/22/2025 04:01:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **NINTY THREE THOUSAND SEVERN HUNDRED TEN DOLLARS NO/00 DOLLARS (\$93,710.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Calvin James Milledge, a single man, (herein referred to as Grantor)* grant, bargain, sell and convey unto *Calvin James Milledge and Marjorie M DeGrenier, as joint tenants with right of survivorship (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Book 262 page 177 in the Probate Office Shelby County AL. The other grantee Reeda F. Milledge is deceased having dies on June 10, 1999.

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 of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of July 2025.

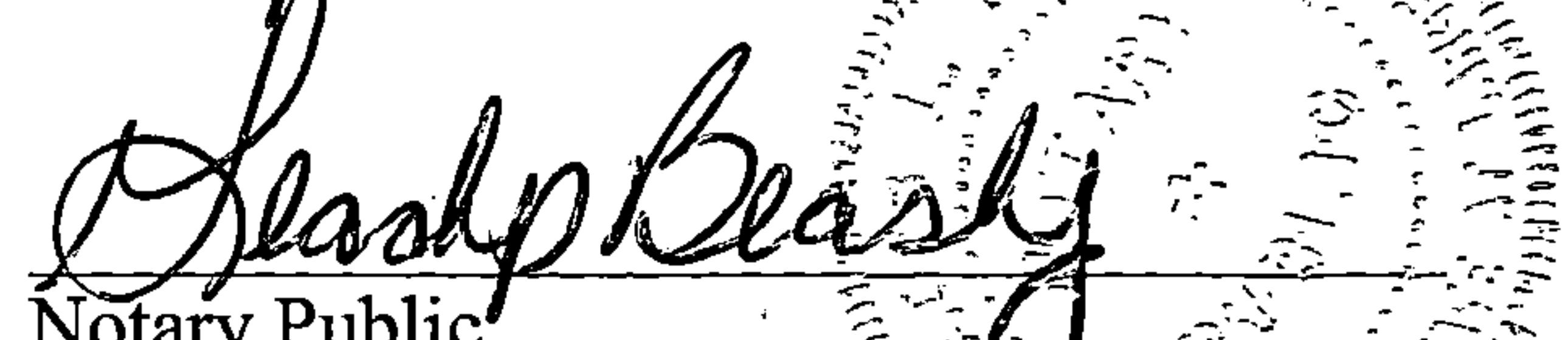


Calvin James Milledge

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Calvin James Milledge**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of July 2025.



Shelly Beasley
Notary Public
My Commission Expires:

EXHIBIT "A"
Legal Description

PARCEL NO.-2 SITUATED IN SE $\frac{1}{4}$ -SE $\frac{1}{4}$, SECTION 18, T.S.22S. R2W, Shelby County, AL
Commence at the northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, Township 22S,
Range 2W, Shelby County, Alabama, and run thence easterly along the north line of
said quarter-quarter section a distance of 175.00' to a point, Thence turn 92°
09' 06" Left and run northerly a distance of 543.19' to the point of beginning of
the property, Parcel No.-2, being described, Thence continue along last described
course a distance of 492.75' to a point, Thence turn 68° 21' 52" Right and run
northeasterly a distance of 159.44' to a point on the southwesterly right of way
line of Shelby County Road No. 16, Thence turn 89° 17' 19" Right and run south-
easterly along said right of way line of said Road a distance of 245.13' to a
point, Thence turn 76° 10' 41" Right and run a distance of 110.80' to a point,
Thence turn 74° 23' 24" Left and run a distance of 132.00' to a point, Thence
turn 76° 09' 00" Right and run southwesterly a distance of 240.37' to the point
of beginning, containing 2.01 acres, and being situated in SE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 18,
Township 22S, Range 2W, Shelby County, Alabama, less and except that part of the
Alabama Power Company Right of Way that is within this parcel. Each corner is
marked by a steel pin or pipe corner as shown on the plat represented by small
open circles. Property is subject to all agreements, easements, rights of way,
restrictions, limitations and/or prohibitions of probated record or applicable law.

Real Estate Sales Validation Form

20250722000222610 3/3 \$122.00
 Shelby Cnty Judge of Probate, AL
 07/22/2025 04:01:25 PM FILED/CERT



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

Grantor's Name
 Mailing Address

Calvin J Milledge
 2011 18th St
 Calera AL 35040

Grantee's Name
 Mailing Address

Calvin J Milledge
 2011 18th St
 Calera AL 35040

Property Address

2011 18th St
 Calera AL 35040

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 93,710.00

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

Tax Value

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 7/22/25

Unattested

(verified by)

Print Calvin Milledge

Sign Calvin Milledge

(Grantor/Grantee/Owner/Agent) circle one