

2025082000256170 1/4 \$111.00  
Shelby Cnty Judge of Probate, AL  
08/20/2025 11:28:31 AM FILED/CERT

Send Tax Notice To & This Instrument Prepared By:  
John Blake Douglas  
Douglas Commercial, LLC  
4518 Old Tavern Road  
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Eighty Thousand Dollars* (\$80,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

**David C. Miller and Donna M. Miller, husband and wife,**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

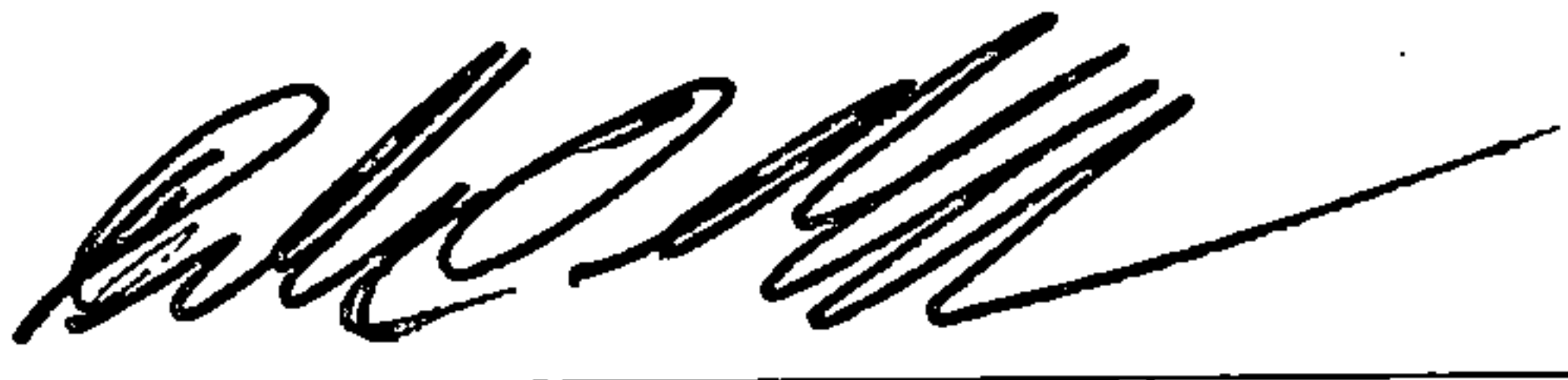
**Douglas Commercial, LLC, an Alabama limited liability company,**

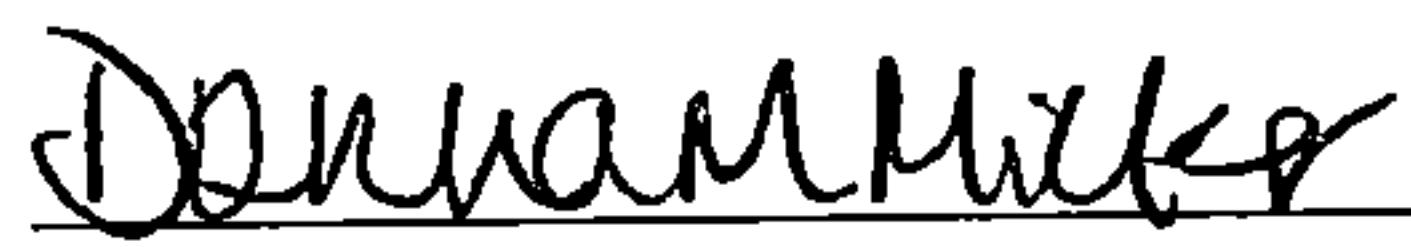
(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Attached Exhibit "A" Legal Description**

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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **14<sup>th</sup> day of August, 2025.**

  
\_\_\_\_\_  
David C. Miller (Seal)

  
\_\_\_\_\_  
Donna M. Miller (Seal)



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STATE OF ALABAMA

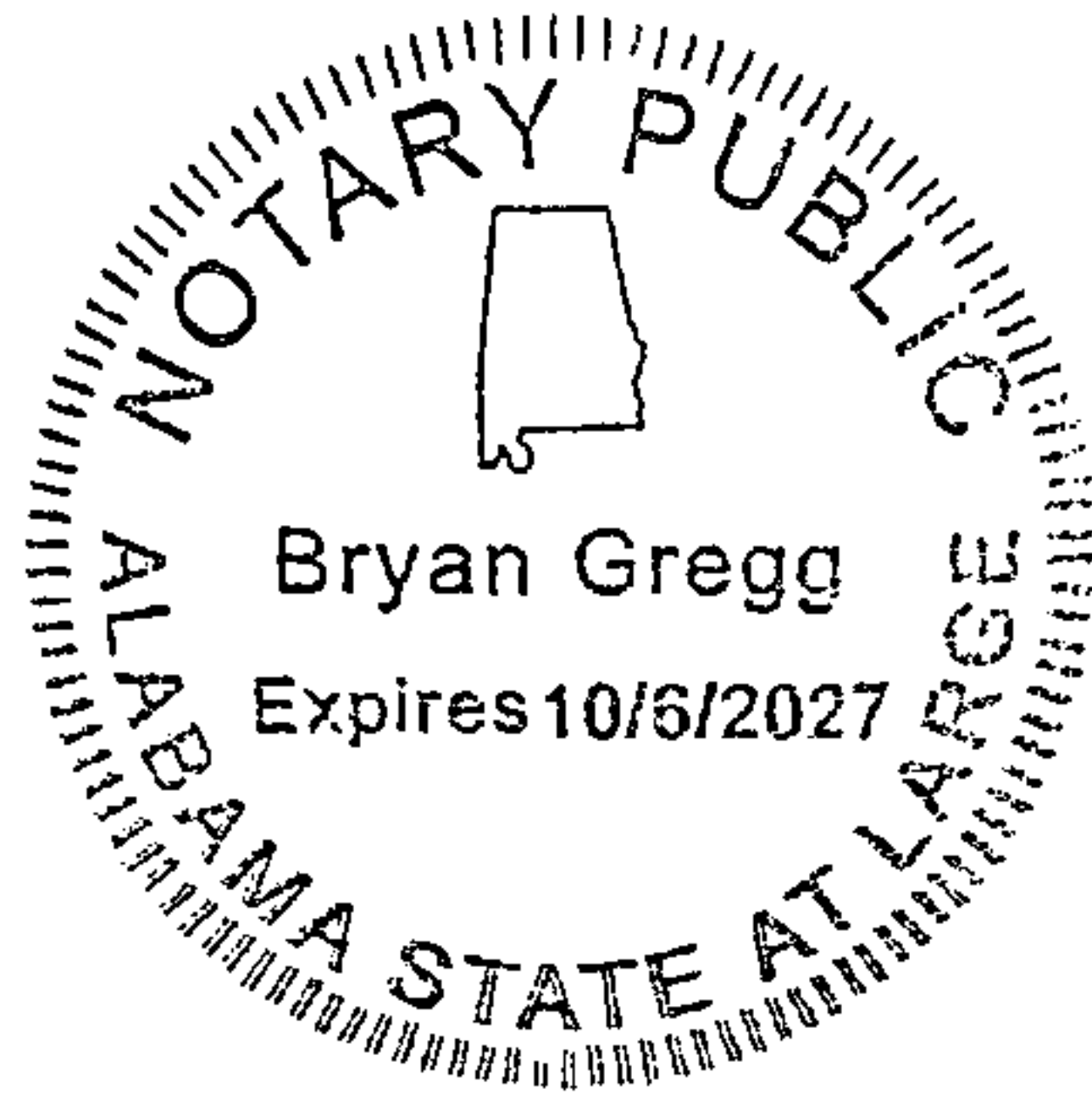
COUNTY OF Jefferson

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **David C. Miller and Donna M. Miller**, 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 this 14<sup>th</sup> day of August, 2025.

Notary Public

My Commission Expires: 10-6-2027





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### Exhibit "A" Legal Description

From the Northwest corner of Section 11, Township 19 South, Range 2 East, proceed South 1 deg. 24 min. 24 sec. East along the West boundary of said Section 11 for 1,343.01 feet to a point on the Southerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence North 89 deg. 22 min. 13 sec. East along said right-of-way for 3.14 feet; thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 264.00 feet to the POINT OF BEGINNING of herein-described parcel of land; thence from said POINT OF BEGINNING, continue thence North 88 deg. 26 min. 26 sec. East along said right-of-way for 91.33 feet; thence North 85 deg. 10 min. 05 sec. East along said right-of-way for 348.94 feet to a point of intersection with the Westerly right-of-way of Alabama Highway No. 25 and the Northerly right-of-way boundary of Mistletoe Lane (R/W 60 feet); thence South 12 deg. 32 min. 38 sec. East along the Westerly right-of-way of said Alabama Highway No. 25 for 196.62 feet; thence leaving said right-of-way, proceed South 86 deg. 36 min. 45 sec. West for 301.31 feet; thence South 88 deg. 11 min. 51 sec. West for 172.45 feet; thence North 2 deg. 40 min. 13 sec. West for 183.48 feet, back to the POINT OF BEGINNING. Containing 1.98 acres, more or less. The above-described parcel of land is located in the Northwest Quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

Less and except that portion, if any, of the above-described property as described in Book 236, Page 206, and Book 332, Page 438, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, and mineral and mining rights not owned by grantor.



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**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 and  
 Mailing Address Donna M. Miller  
710 Pike Road  
Woodstock, AL 35188

Grantee's Name Douglas Commercial, LLC  
 Mailing Address 4518 Old Tavern Road  
Birmingham, AL 35242

Property Address 11 Mistletoe Lane  
Vincent, AL 35178

Date of Sale August 14, 2025  
 Total Purchase Price \$ 80,000.00  
 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 8-14-2025 Print Bryan Gregg

Unattested \_\_\_\_\_ Sign [Signature]  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1