

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-09-7077
Documentary Evidence: Sales Contract

Send Tax Notice To:

DeVarte Posey
5155 Pintail Drive
Harpersville, AL 35078

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Kailey Miller and spouse, Jalyn Miller**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **DeVarte Posey**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 68, according to the Plat of Harpers Creek Subdivision 2B, recorded in Map Book 59, page 61, in the Office of the Judge of Probate of Shelby County, Alabama.

ADDRESS OF PROPERTY: **5155 Pintail Drive, Harpersville, AL 35078**

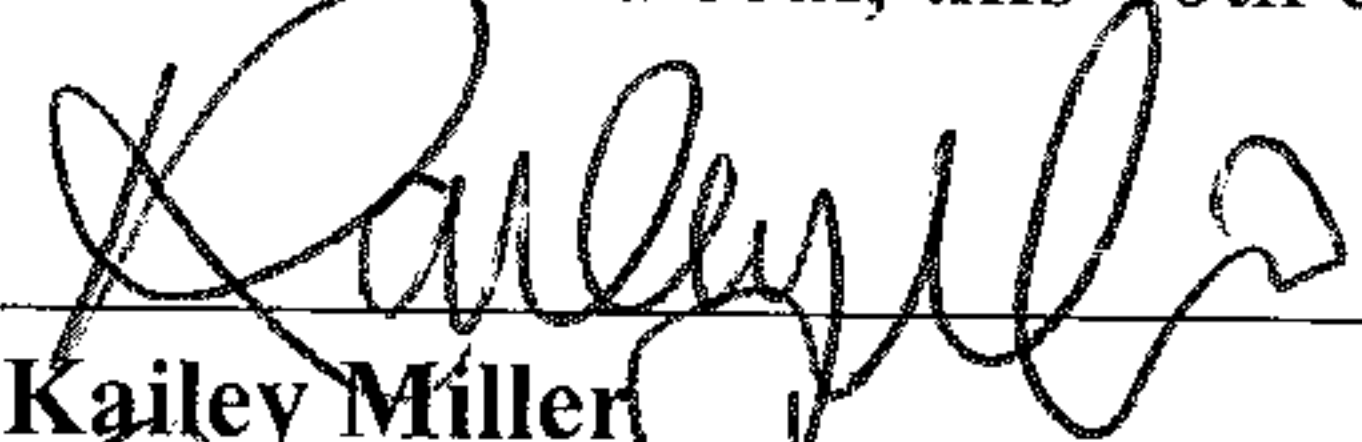
\$279,837.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

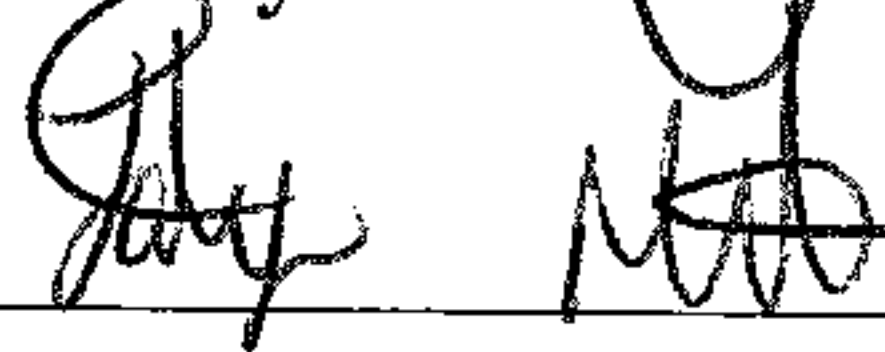
TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 10th day of October, 2025.



Kailey Miller (Seal)

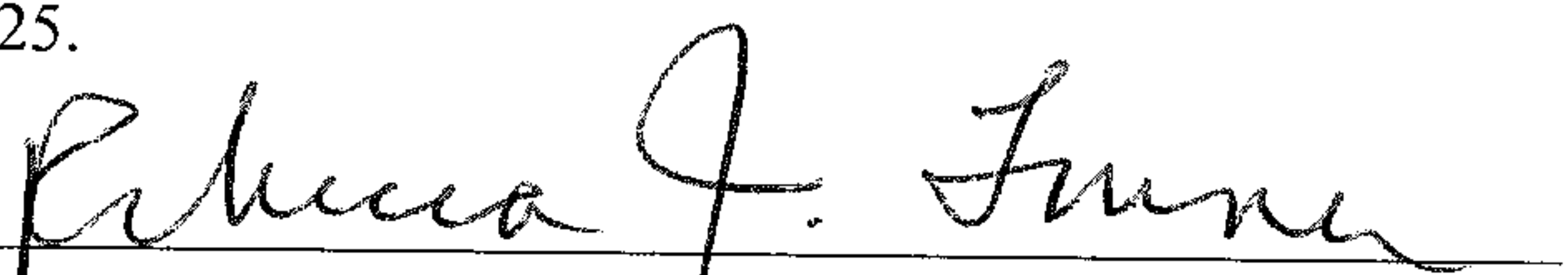


Jalyn Miller (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kailey Miller and spouse, Jalyn Miller**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

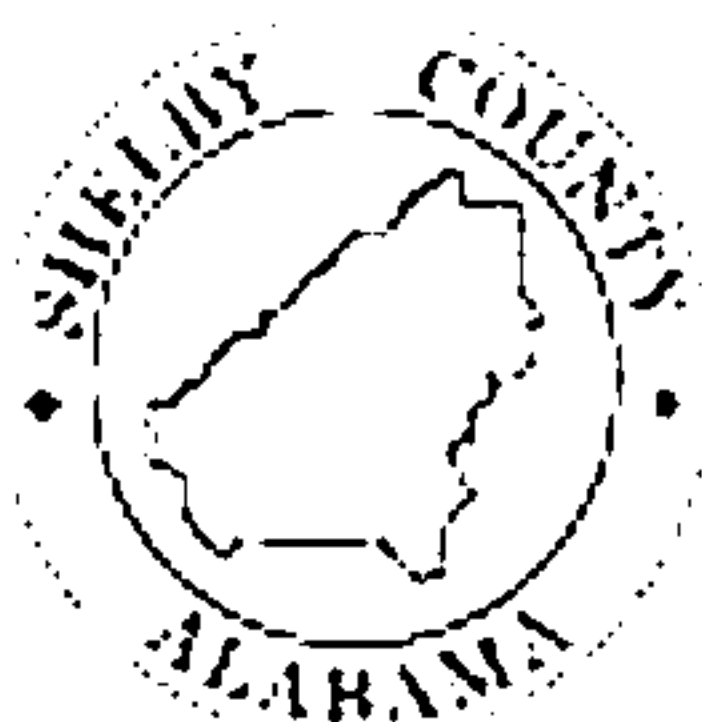
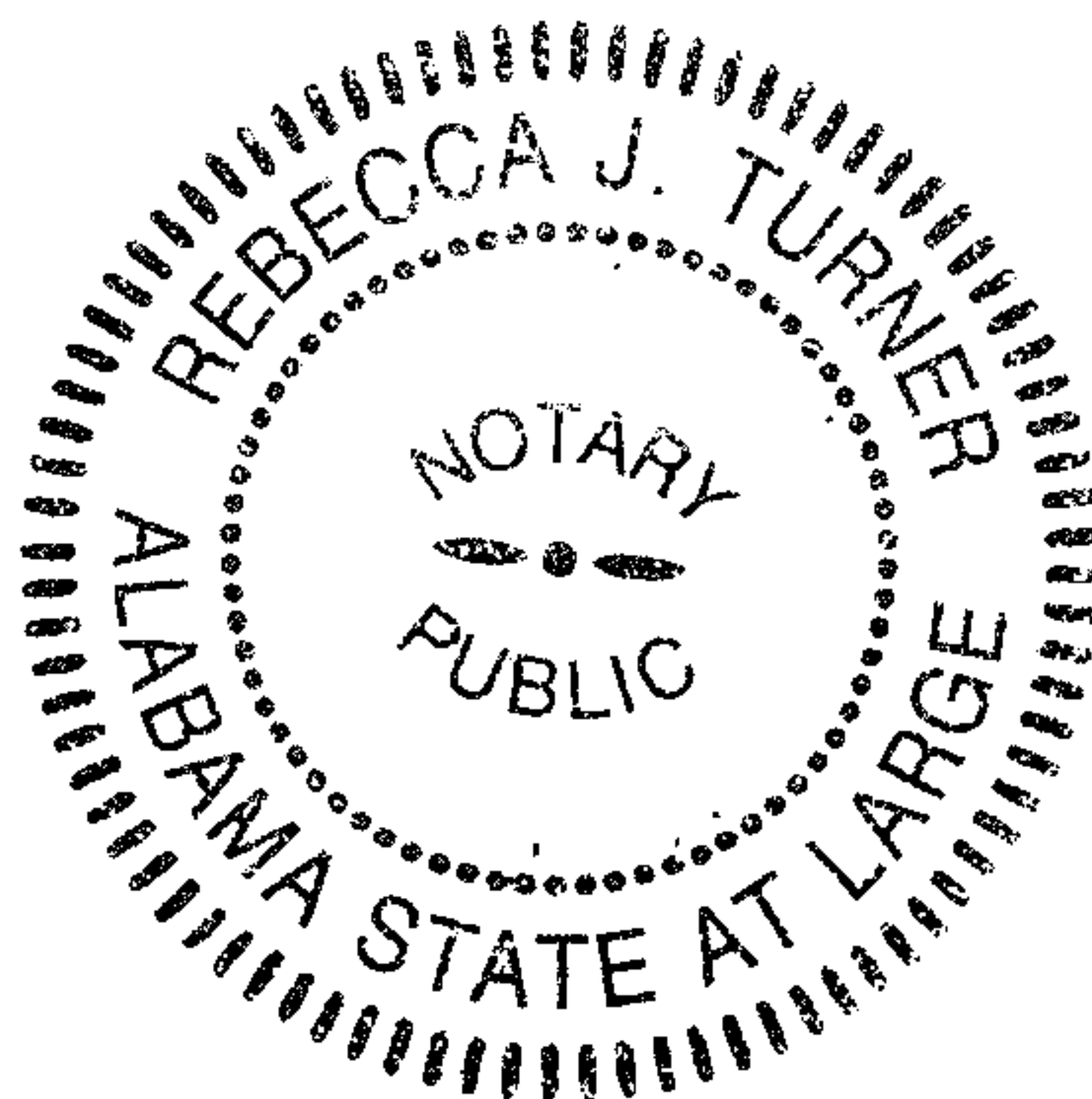
Given under my hand and official seal, this 10th day of October, 2025.



Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:

5155 Pintail Drive
Harpersville, AL 35078



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2025 10:24:28 AM
\$30.50 BRITTANI
20251014000316170

