


This instrument prepared by:
DN BAILEY
3139 Una Street.
Birmingham, Alabama 35214

Send Tax Notice To:
Antwon Miller
108 Cambridge Trail
Alabaster, Alabama 35007

WARRANTY DEED,

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)


20251029000331540 1/2 \$225.00
Shelby Cnty Judge of Probate, AL
10/29/2025 11:57:20 AM FILED/CERT

That in consideration of Two Hundred Thousand DOLLARS (200,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **D. N. Bailey**, a single man, (herein referred to as **Grantor**) do grant, bargain, sell and convey unto **Antwon Miller**, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 3 WEST, BEING 40 ACRES, LOCATED IN SHELBY COUNTY, ALABAMA: LESS THE RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 154, PAGE 294 AND LESS THE PERMIT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 138, PAGE 171, DEED BOOK 146, PAGE 406; DEED BOOK 195, PAGE 503, AND DEED BOOK 223, PAGE 112.

PID: 23-5-21-0-001-040.000


Subject to:

Advalorem taxes, assessments or dues; easements, rights of way, and restrictions of record; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain, and zoning regulations.

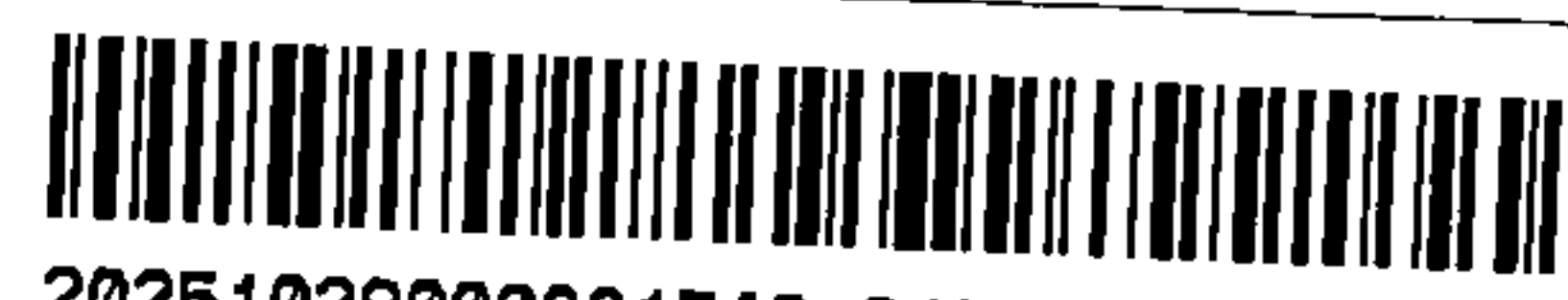
TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of October, 2025.


D. N. Bailey

Shelby County, AL 10/29/2025
State of Alabama
Deed Tax: \$200.00



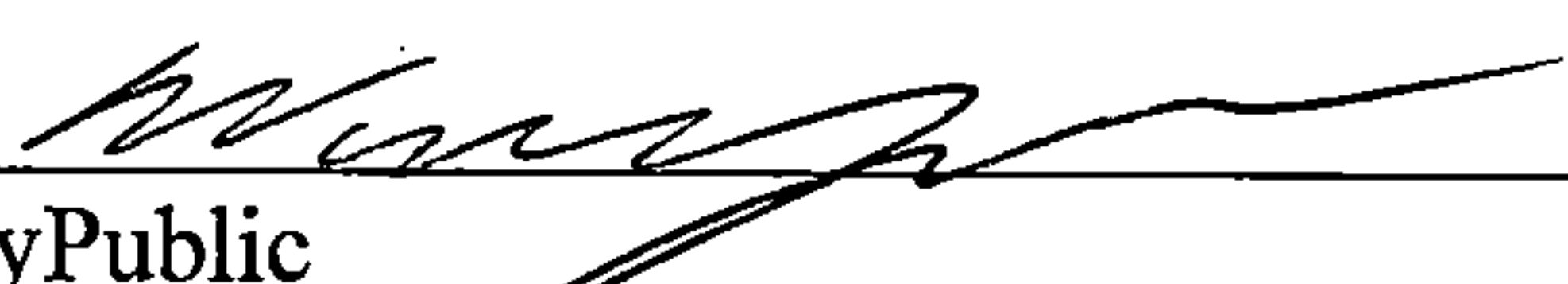
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STATE OF ALABAMA)
SHELBY COUNTY) GENERAL

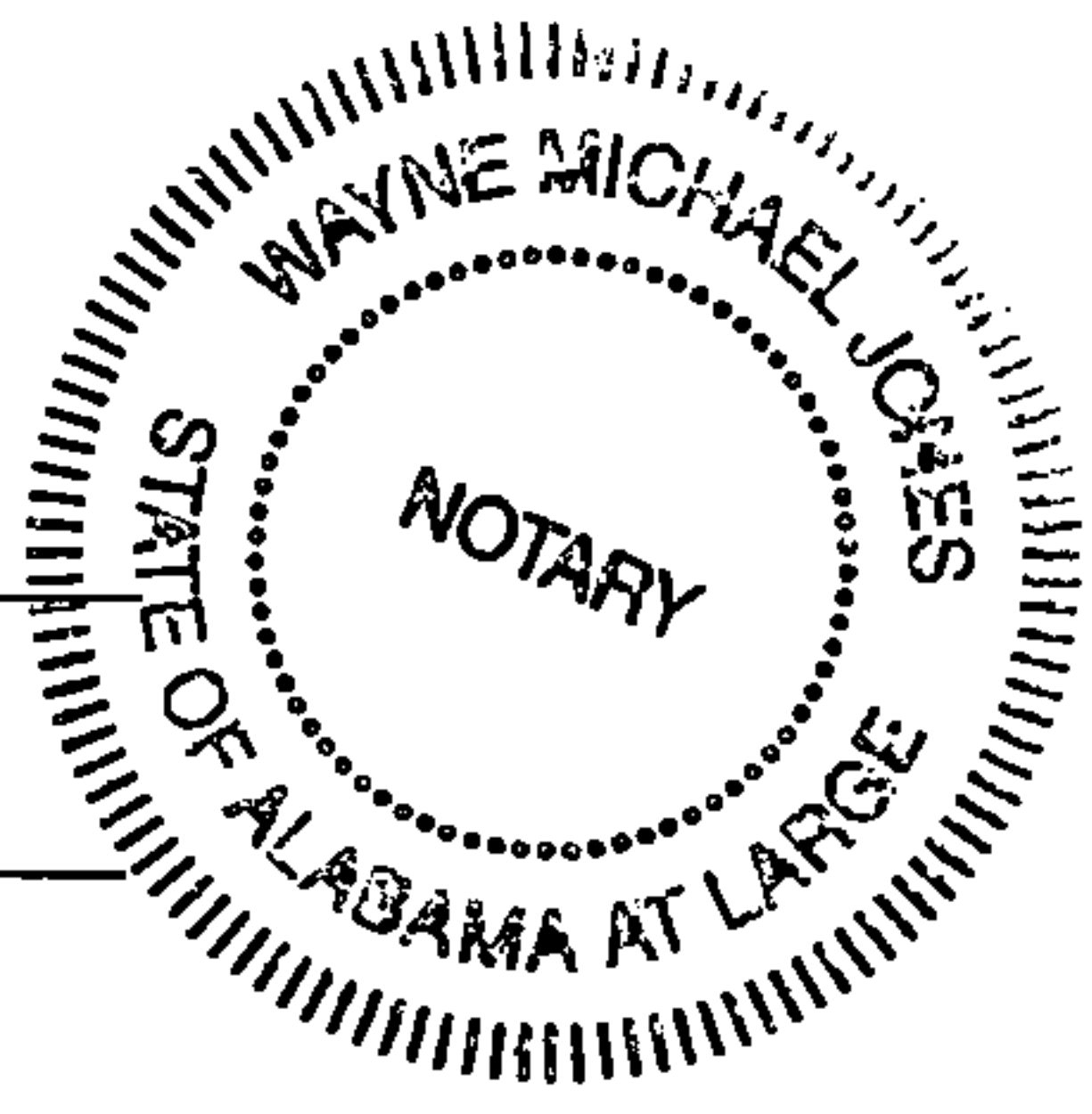
ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, D. N. Bailey, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Oct, A.D., 2025.



Notary Public
My Commission expires: 9-12-2022



Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Grantee's Name and Mailing Address

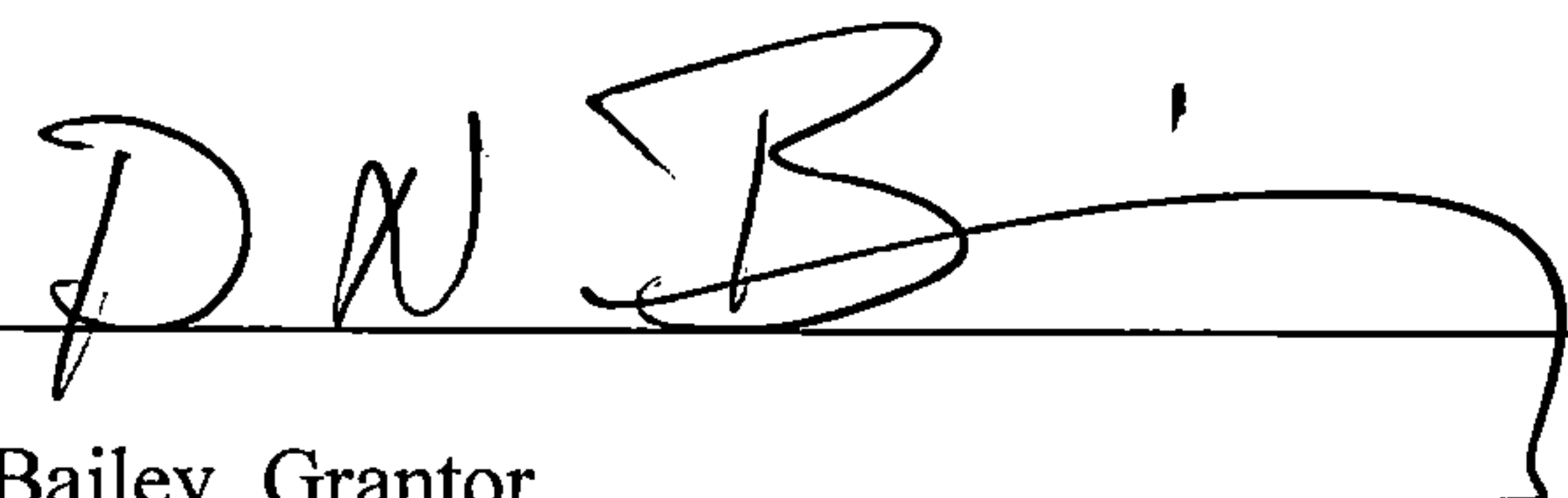
D. N. BAILEY
3139 Ena Street
Birmingham, Alabama 35214

ANTWON MILLER
108 Cambridge Trail
Alabaster, Alabama 35007

Property Address: none, **PID: 23-5-21-0-001-040.000**

Purchase Price: \$200,000

The Purchase Price can be verified by the Closing Statement.



D. N. Bailey, Grantor