

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kevin Miller
181 Horn Drive,
Shelby, AL 35143

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **MICHAEL A. MILLER, an unmarried person, and KEVIN MILLER, a married person** (herein referred to as Grantors) grant, bargain, sell and convey unto **KEVIN MILLER** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 2, according to the Survey of Betty Wade Life Estates, as recorded in Map Book 58, Page 59, in the Probate Office of Shelby County, Alabama.


This property does not constitute the homestead of the Grantors as defined in §6-10-3, Code of Alabama (1975).

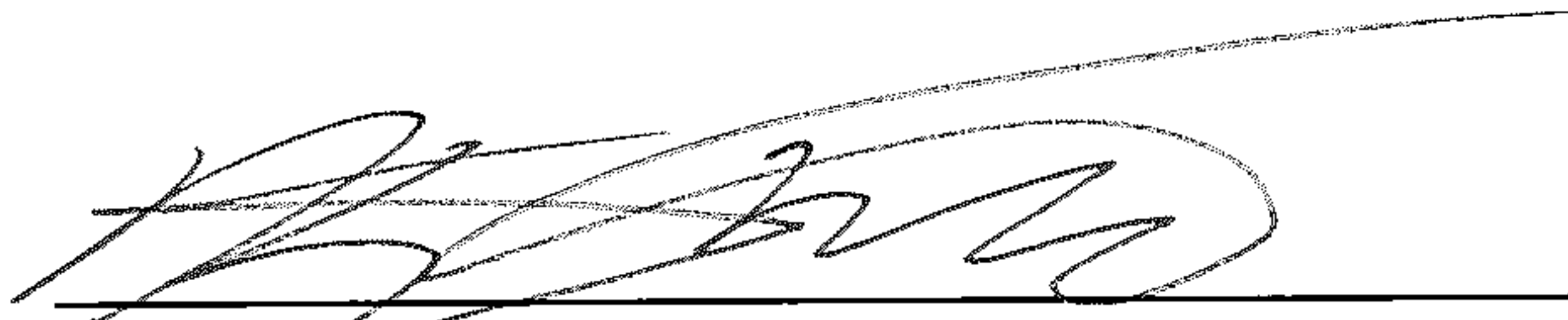
No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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

In Witness Whereof, we have hereunto set our hands and seals this 21st day of November, 2025.

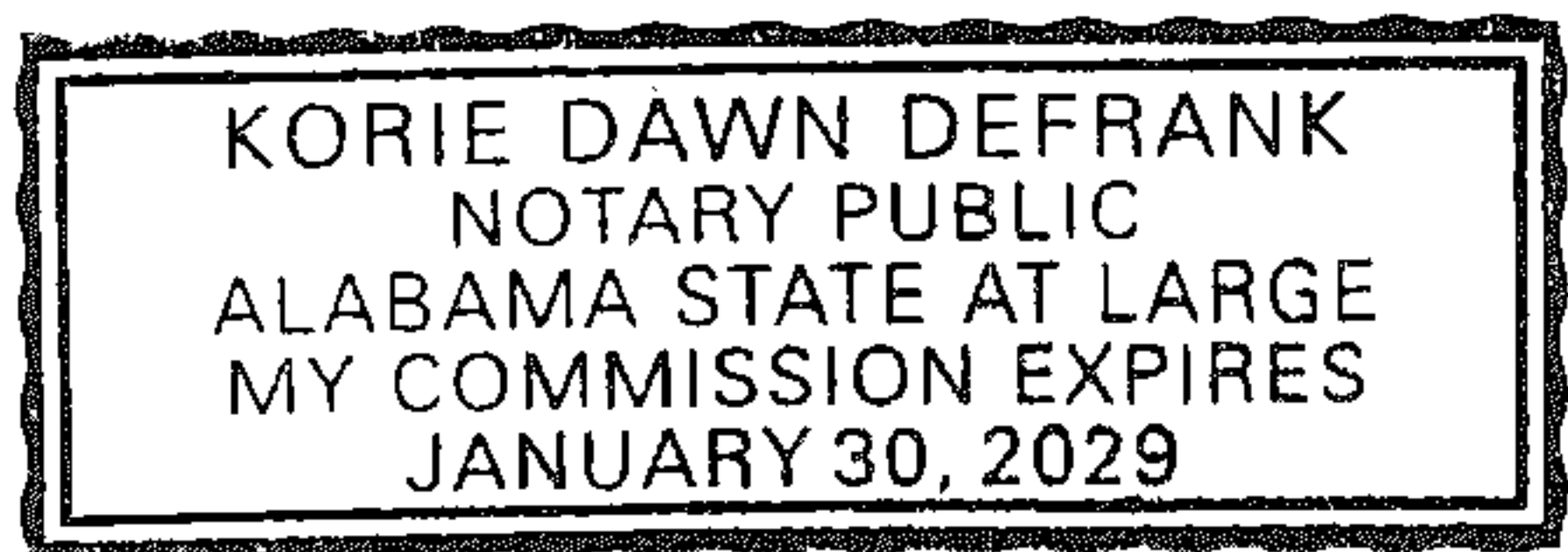

MICHAEL A. MILLER

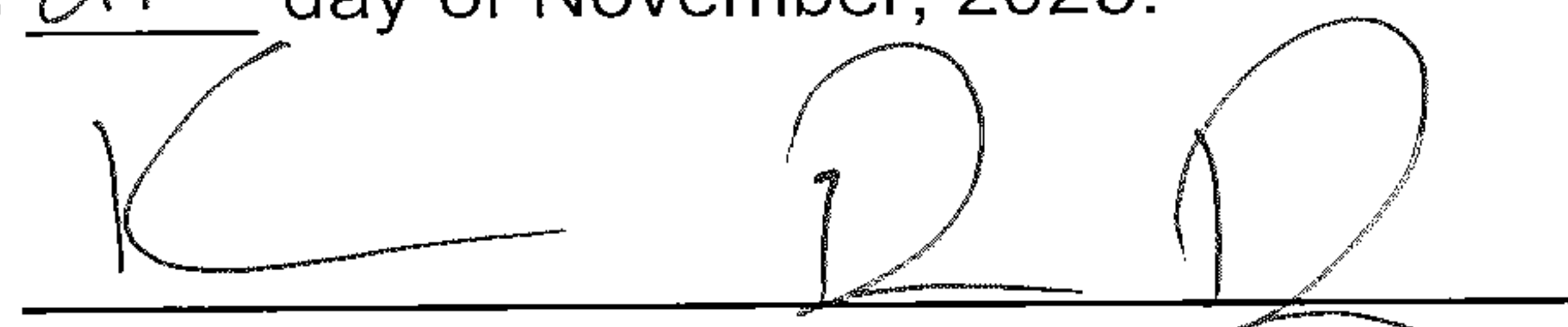

KEVIN MILLER

**STATE OF ALABAMA
COUNTY OF SHELBY**

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

Given under my hand and official seal this 21st day of November, 2025.




Notary Public
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name MICHAEL A. MILLER
KEVIN MILLER
Mailing Address 181 Horn Drive,
Shelby, AL 35143

Grantee's Name KEVIN MILLER
Mailing Address 181 Horn Drive,
Shelby, AL 35143

Property Address Lot 2, Roy Drive
Helena, AL 35080

Date of Sale NOV. 21, 2025
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 80,000.00

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 x 1/2 Tax Assessor's Value (\$40,000.00)
Under Parcel #13-5-22-3-001-011.002

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 NOV. 21 2025

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 10:15:16 AM
\$65.00 PAYGE
20251202000368430

Alvin S. Boyd