

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2025-8265

Send Tax Notice To:
Gregory A. Montgomery
*20210 County Rd 55
Skerrett, AL 35147*

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$415,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Donna Miller, a single woman** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Gregory A. Montgomery** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

- NOTE:** \$415,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.
- NOTE:** Donna Miller is the surviving grantee on deed recorded in Book 357 page 483; Thomas W. Miller having died on or about September 6, 2023
- NOTE:** Gregory Alexander Montgomery and Gregory A. Montgomery is one and the same person

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs, executors and assigns forever.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEE, its heirs, executors, and assigns forever, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 30th day of December, 2025.

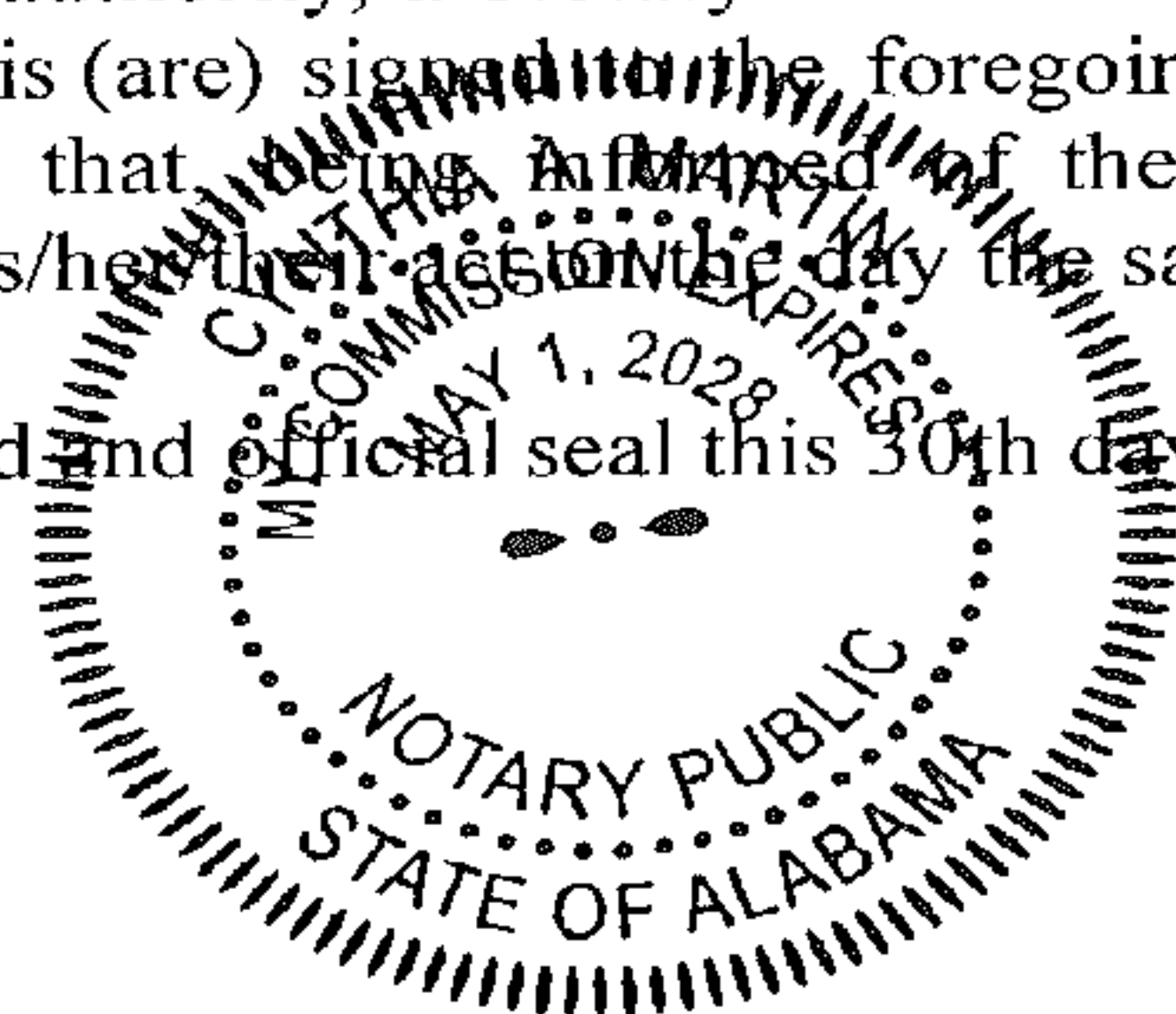



Donna Miller

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna 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 for and as his/her/their best interest on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2025.





Notary Public:
My Commission Expires: May 1, 2028

Exhibit "A"
Property Description

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID 1/4/ 1/4 A DISTANCE OF 742 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NO. 55; THENCE; SOUTHERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 1019 FEET TO THE NORTHWEST CORNER OF LAND OWNED BY TOMMY JERRY BURCHAM BY DEED BOOK 314, PAGE 495; THENCE EASTERLY A DISTANCE OF 1130 FEET ALONG SAID TOMMY JERRY BURCHAM LAND TO A POINT IN THE EAST LINE OF SAID 1/4 1/4; SAID POINT BEING 842 FEET SOUTH OF THE NE CORNER OF SAID 1/4 1/4; THENCE NORTH 842 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Real Estate Sales Validation Form

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

Grantor's Name Donna Miller
 Mailing Address 6505 Mays Bend Rd
Pell City, AL 35128
 Property Address 20210 County Road 55
Sterrett, AL 35147

Grantee's Name Gregory A. Montgomery
 Mailing Address 20210 County Rd 55
Sterrett, AL 35147
 Date of Sale 12/30/2025
 Total Purchase Price \$415,000.00
 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.

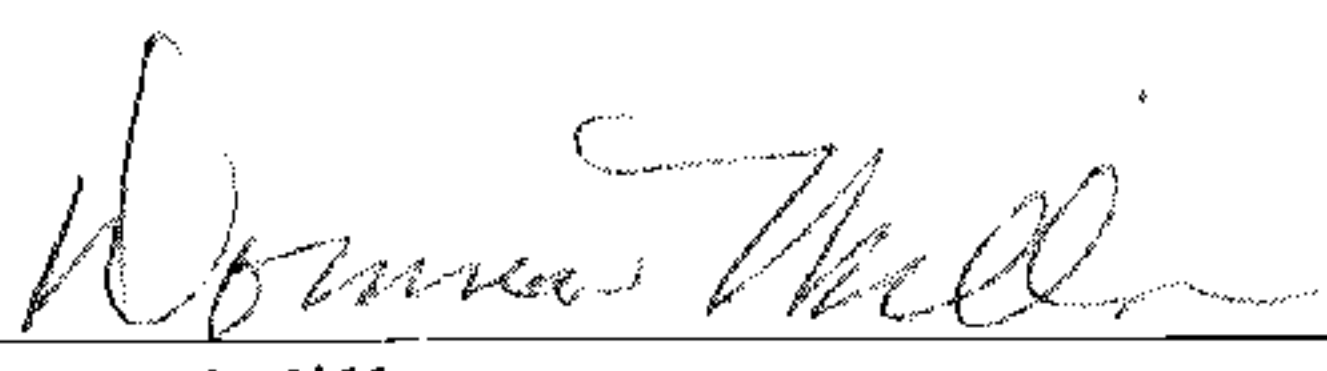
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.


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).

Name: Donna Miller

Date: 30th day of December, 2025


 Donna Miller

 (Verified)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2026 08:49:09 AM
\$29.00 JOANN
20260106000003610

Allie S. Beyl