

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

THIS DOCUMENT PREPARED BY:)
R. David Allen, Jr.)
3500 Colonnade Parkway, Suite 100)
Birmingham, Alabama 35243)
(205) 802-0696)

Send Tax Notice To:
Nadine Miller
323 Wixford Trace
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)



20260122000020080 1/3 \$333.00
Shelby Cnty Judge of Probate, AL
01/22/2026 11:46:35 AM FILED/CERT

WARRANTY DEED
with Life Estate Reserved

KNOW ALL MEN BY THESE PRESENTS that **Nadine Miller, an unmarried woman**, hereinafter referred to as Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration had and received and paid by **Jeremy Hydler and Summer Hydler Wilson**, hereto referred to as Grantee, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto said Grantee all right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 326, according to the Survey of Weatherly Wixford Moor-Sector 24, as recorded in Map Book 20, Page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. General and special taxes or assessments for the year 2026 and subsequent years not yet due and payable.

Said realty being and intended to be the same realty described in the General Warranty Deed conveyed to Nadine M. Troncale, on June 14, 2021, recorded on June 16, 2021, as Instrument 20210616000294310, in the Probate Office of Shelby County, Alabama.

Be it known that Nadine Miller is one and the same person as Nadine M. Troncale.

This property is the homestead of the Grantor.

Shelby County, AL 01/22/2026
State of Alabama
Deed Tax: \$303.00



EXPRESSLY RESERVING A LIFE ESTATE in the above-described property unto **Nadine Miller, an unmarried woman.** Nadine Miller shall have full possession, benefit and use of the property, as well as the rents, revenues, and profits generated by the property during the term of her natural life.

Upon the death of Nadine Miller, the full possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantee.

To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heirs, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns; that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

Witness my hand and seal this the 21st day of January, 2026.

Nadine Miller (SEAL)

STATE OF ALABAMA)

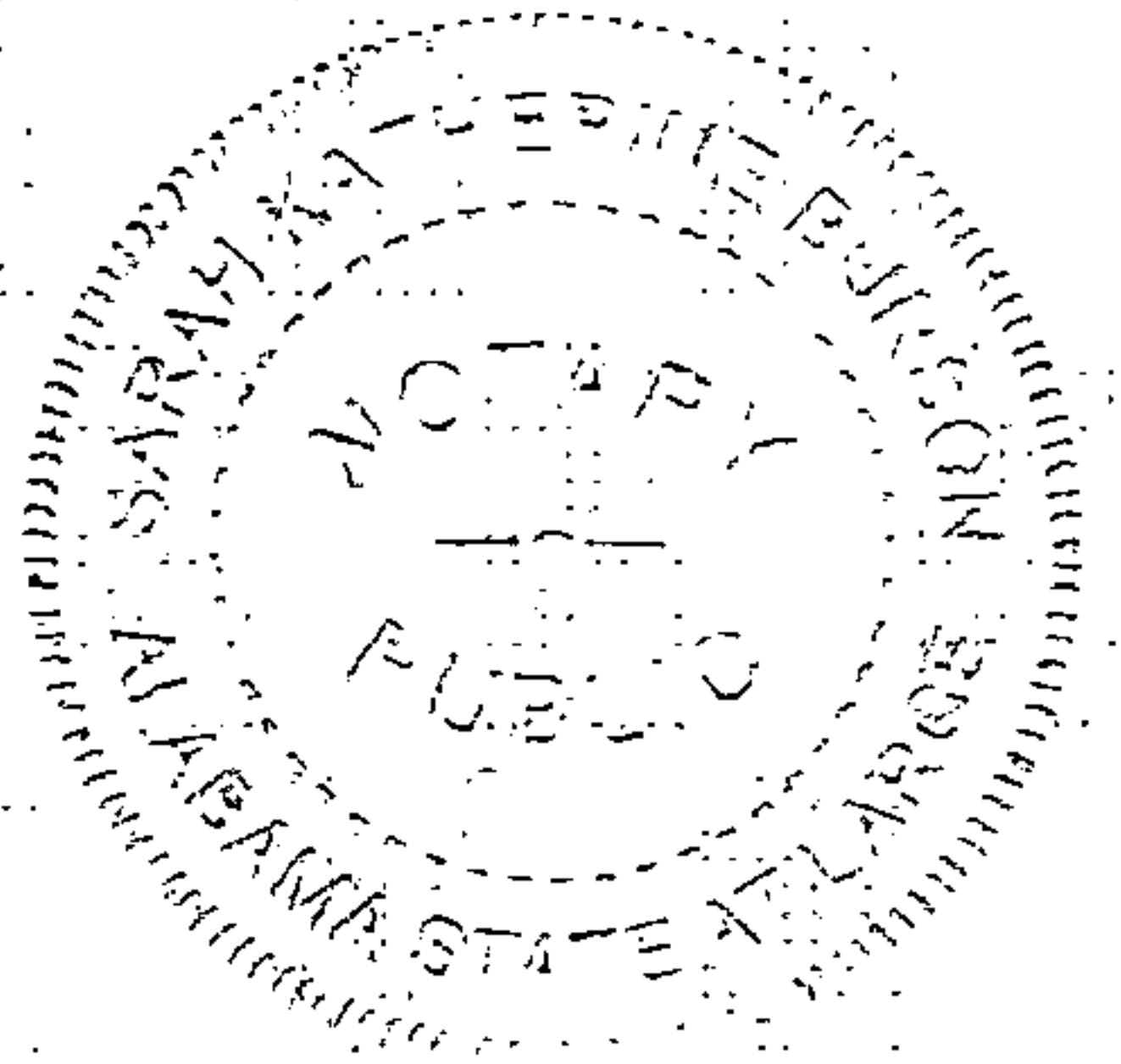
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Nadine Miller**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2026.

Amel Katherine Burns
Signature of Person Taking Acknowledgment

My commission expires: 11/10/2029



Real Estate Sales Validation Form

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

Grantor's Name Nadine Miller
Mailing Address 323 Wixford Trace
Alabaster, AL 35007

Grantee's Name Jeremy Hydler and Summer Hydler
Mailing Address 323 Wixford Trace
Alabaster, AL 35007

Property Address 323 Wixford Trace
Alabaster, AL 35007

Date of Sale 1/21/2026
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 302,700.00



20260122000020080 3/3 \$333.00
Shelby Cnty Judge of Probate, AL
01/22/2026 11:46:35 AM FILED/CERT

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 1/21/2026

Print David Allen

Unattested (verified by)

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

Print Form