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20260220000048350 1/3 \$296.00
Shelby Cnty Judge of Probate, AL
02/20/2026 12:43:48 PM FILED/CERT

Send Tax Notice to:
Joseph Allen Miller

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Hazel Susan Miller and husband David Allen Miller (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Joseph Allen Miller (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit 'A' Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

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

Hazel Susan Miller

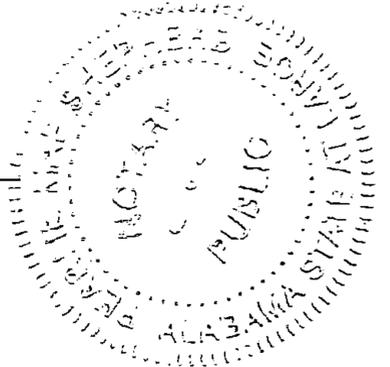
David Allen Miller

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hazel Susan Miller and David Allen Miller**, whose names are 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, 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:



MY COMMISSION EXPIRES:
FEBRUARY 26, 2029

Shelby County, AL 02/20/2026
State of Alabama
Deed Tax: \$268.00

LEGAL DESCRIPTION
(AS-SURVEYED)



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A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3/4" ROD BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9 AND THENCE RUN N 65°17'39" E FOR A DISTANCE OF 1487.39' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 467 (80' R.O.W.) AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID EASTERLY RIGHT OF WAY, RUN S 87°19'48" E FOR A DISTANCE OF 374.02' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 02°09'01" W FOR A DISTANCE OF 427.27' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 90°00'00" W FOR A DISTANCE OF 261.32' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 467 (80' R.O.W.); THENCE RUN ALONG SAID EASTERLY RIGHT OF SAID WAY S 09°48'13" W FOR A DISTANCE OF 211.86' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY S 16°41'13" W FOR A DISTANCE OF 209.61' TO THE **POINT OF BEGINNING**.

Real Estate Sales Validation Form

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

Grantor's Name Hazel Susan Miller
Mailing Address 290 Hwy 467
Vincent AL 35178

Grantee's Name Joseph Allen Miller
Mailing Address 321 Hwy 467
Vincent AL 35178

Property Address vacant land

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

~~Assessor's Market Value~~ \$ 267710.00

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 Transfer property to son

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 a

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 _____

Print Joe Miller

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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