

This instrument was prepared by  
(Name) V. Wayne Causey ✓  
(Address) 2304-10th Terrace South, Birmingham, AL 35205

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

19800314000031820 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
03/14/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
~~XXXX~~ Candace J. Miller, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Kenneth H. Miller

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed is executed pursuant to that Final Judgment of Divorce  
In Re: The Marriage of Kenneth Harold Miller and Candace  
Jennings Miller, Civil Action No. DR-80 056, dated February  
28, 1980, and paragraph six (6) of the agreement attached  
thereto, in which the wife, Candace Jennings Miller agreed  
to deliver a warranty deed to the husband, Kenneth Harold  
Miller, transferring her interest in said described real property.

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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, that 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, their heirs and assigns forever,  
against the lawful claims of all persons.

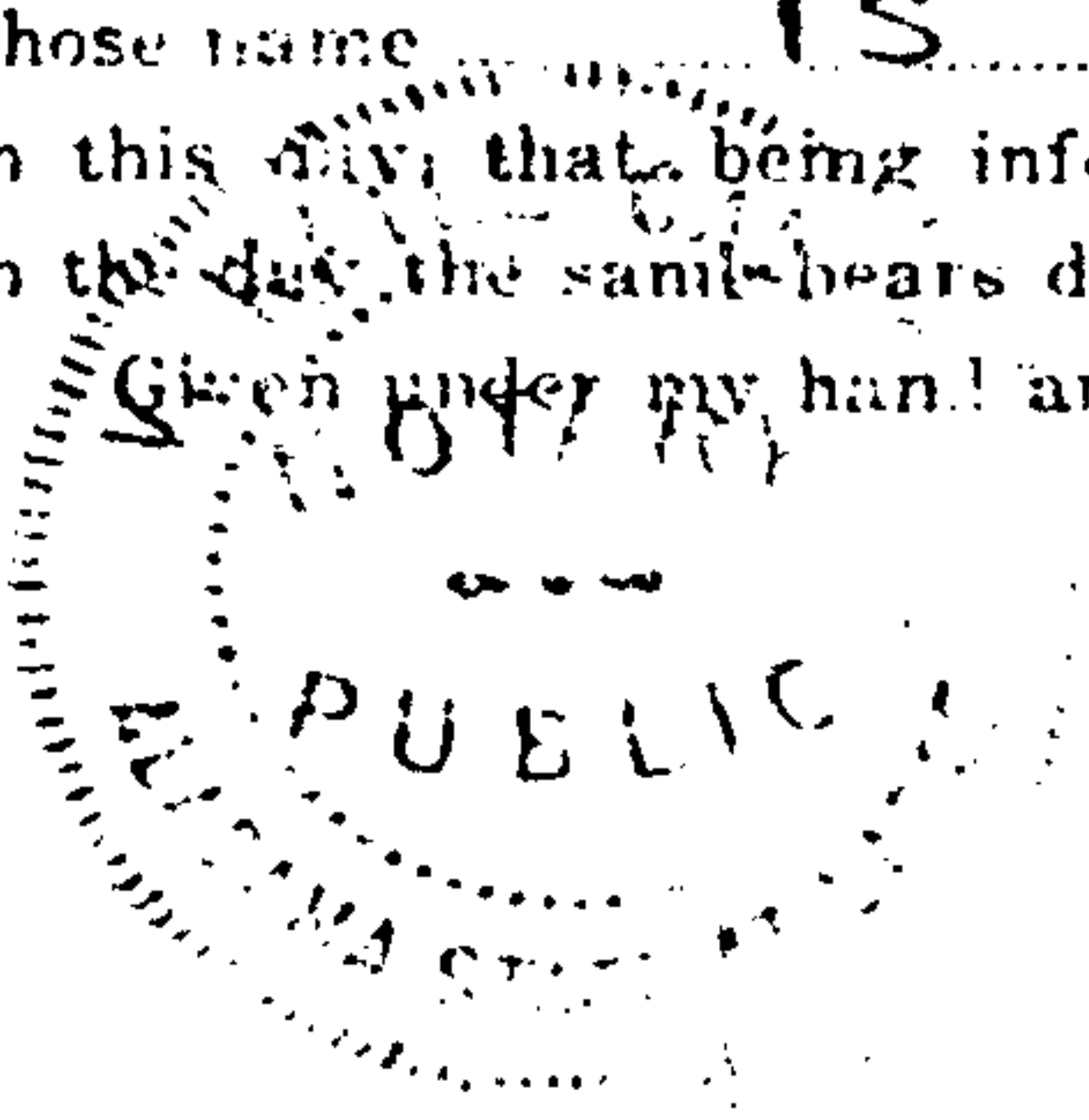
IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 12<sup>th</sup>  
day of March, 1980.

(Seal) Candace J. Miller (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

I, V. Wayne Causey, a Notary Public in and for said County, in said State,  
hereby certify that Candace J. Miller,  
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 was executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of March, A. D., 1980



V. Wayne Causey  
Notary Public  
My Commission Expires April 1, 1983

PARCEL I:

A parcel of land situated in and being parts of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, and the SE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 3 West, more particularly described as follows: From the Northeast corner of Section 24, Township 20 South, Range 3 West, run South along the East boundary line of said Section 24, Township 20 South, Range 3 West for 96.63 feet to the point of beginning of the land herein described; thence turn an angle of 127 degrees 19 minutes to the right and run Northwesterly 158.0 feet; thence turn an angle of 11 degrees 30 minutes to the left and continue Northwesterly 30.0 feet, more or less, to a point on the East right of way line of the Fungo Road; thence turn an angle of 84 degrees 15 minutes to the left and run Southwesterly along the East right of way line of said Fungo Road, 20.0 feet; thence turn an angle of 84 degrees 15 minutes to the left and run Southeasterly 207.62 feet; more or less, to a point on the East boundary line of Section 24, Township 20 South, Range 3 West, thence turn an angle of 127 degrees 19 minutes to the left and run North along the East boundary of Section 24, Township 20 South, Range 3 West, for 37.72 feet, more or less, to the point of beginning. This tract of land being a part of the NE 1/4 of NE 1/4 of Section 24, Township 20 South, Range 3 West and part of SE 1/4 of SE 1/4 of Section 13, Township 20 South, Range 3 West.

PARCEL II:

Part of NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, more particularly described as follows; Begin at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, thence run south along the west boundary line of said NW 1/4 of the NW 1/4, Section 19, Township 20 South, Range 2 West for 96.63 feet; thence turn an angle of 58 degrees 41 minutes to the left and run Southeasterly 98.80 feet; thence run East parallel with the North boundary line of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West for 338.84 feet; thence run North parallel with the west boundary line of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West for 156.53 feet, more or less, to a point on the North boundary line of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence run west along the north boundary line of the NW 1/4 of NW 1/4 Section 29, Township 20 South, Range 2 West for 417.42 feet, more or less to the point of beginning.

PARCEL III:

All that part of the Southeast quarter of the Southeast quarter of Section 13, Township 20 South, Range 3 West, lying south and east of the public road commonly known as the Fungo Hollow Road which lies within the following described property: beginning at the Southeast corner of Section 13, Township 20, Range 3 West, in the SE 1/4 of SE 1/4 of Section 13, Township 20, Range 3 West, and running North 181 feet, thence 300 feet south along the east side of back Fungo public road, thence East 173 feet to the point of beginning.

LESS AND EXCEPT any portion of this parcel which is included in Parcel I herein.

PARCEL IV:

A part of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, more particularly described as follows: Begin at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, thence run southerly along the east boundary line of the NE 1/4 of the NE 1/4, Section 24, Township 20 South, Range 3 West, for 134.35 feet; thence turn an angle of 127 degrees 19 minutes to the right and run northwesterly 207.62 feet, more or less, to a point on the east right of way line of the Fungo Road; thence turn an angle of 84 degrees 15 minutes to the right and run Northeasterly along the East right of way

line of the Fungo Road for 15.0 feet, more or less, to a point on the north boundary line of the NE 1/4 of the NE 1/4, Section 24, Township 20 South, Range 3 West, thence turn an angle of 60 degrees 01 minutes to the right and run easterly along the north boundary line of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West for 157.41 feet, more or less to the point of beginning.  
LESS AND EXCEPT any portion of this parcel which is included in Parcel I herein.

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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA SHELBY CO.  
CLERK OF THE COURT  
1980 MAR 14 AM 8:53

*William A. Hamilton, Jr.*  
JUDGE OF PROBATE

Deed 50  
Rec. 4.50  
Inst. 1.00  

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6.00