

SEND TAX TO:  
Robert E. Miller, Jr. & Marjorie F. Miller  
101 Inverness Lane  
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:  
ROBERT R. SEXTON, Attorney at Law  
1600 City Federal Building  
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twelve Thousand Five Hundred Fifty and No/100 (\$12,550.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
CHARLES D. BROOKS and wife, KAREN M. BROOKS

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT E. MILLER, SR. and MARJORIE F. MILLER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 210.00 feet to a point; thence deflect 90°07'40" to the right and run in a Southerly direction a distance of 628.37 feet to the point of beginning of the herein described parcel; thence deflect 99°34'50" to the left and run in a Northeasterly direction a distance of 337.07 feet to point; thence turn an interior angle of 90°09'20" and run to the right in a Southeasterly direction a distance of 248.95 feet to a point; thence turn an interior angle of 182°12'40" and run to the right in a Southeasterly direction a distance of 214.10 feet to a point on the North right of way of Old U. S. Highway 280; thence turn an interior angle of 86°59'30" and run to the right in a Southwesterly direction along said right of way a distance of 423.87 feet to a point; thence turn an interior angle of 81°03'40" and run to the right in a Northerly direction a distance of 464.61 feet to the point of beginning of the herein described parcel.

SUBJECT TO: 1. Ad valorem taxes due in the current year 1982. 2. Easement for ingress and egress recorded in Volume 328, page 744, in the Probate Office of Shelby County, Alabama. 3. Right of way to Shelby County, Alabama recorded in Probate Minutes 11, page 83, and Volume 104, page 458, in said Probate Office. 4. Right of way to Alabama Power Company recorded in Volume 139, page 418, in said Probate Office.

\$12,000.00 of the purchase price recited above was derived from a mortgage loan closed simultaneously herewith.

For further conditions and easement see reverse side of this deed.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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:

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, WE have hereunto set OUR hand and seal S, this 9th day of September, 19 82

WITNESS:

*Charles D. Brooks*  
CHARLES D. BROOKS

*Karen M. Brooks*  
KAREN M. BROOKS

State of ALABAMA

JEFFERSON

COUNTY

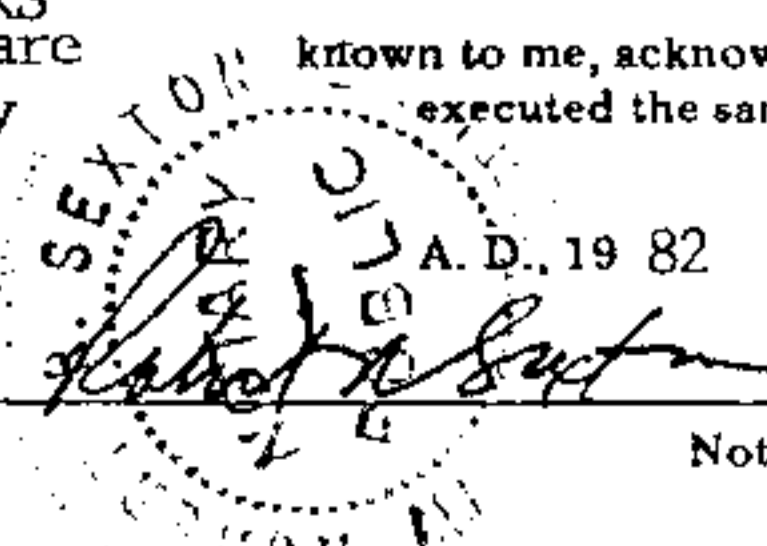
General Acknowledgement

I, the undersigned hereby certify that CHARLES D. BROOKS and wife, KAREN M. BROOKS whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State, they are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 9th day of September, 19 82

*Barnett, Single*



Grantors reserve an easement for ingress and egress over and across an existing dirt road running off of Hwy. 280 located in SE corner of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 East, said dirt road running in a Northerly direction through and across the SE 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 East.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1982 SEP 10 AM 11:42

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

*See Vol. 423 - 198*

*Deed tax 100*  
*Rec 300*  
*Ind 100*  

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*500*

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BARNETT, TRIPLE POINT & GIBSON  
ATTORNEYS AT LAW  
1000 PONY  
BIRMINGHAM, ALA. 35203  
522-0471

RETURN TO

TO

**WARRANTY DEED**

JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

B-3091

