

SEND TAX NOTICE TO: [redacted]  
Doris J. Miller  
1525 King George Dr.  
Alabaster, AL 35007

This instrument was prepared by

(Name) Lamar Ham  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack J. Hall, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Doris J. Miller and Donald R. Miller  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

A part of the Southeast Quarter of the Southeast Quarter, Section 25, Township 21 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 21 South, Range 3 West and run north along the west line of said Quarter-Quarter section and along the west line of the Northeast Quarter of the Southeast Quarter of said section a distance of 1740.75 feet to a point on the centerline of a chert road; thence 72 degrees 01 minutes 30 seconds to the right in a Northeasterly direction along the centerline of said chert road a distance of 149.63 feet to the p.c.(point of curve) of a curve to the left having a radius of 573.68 feet and a central angle of 17 degrees 22 minutes; thence along the arc of said curve and along the centerline of said chert road a distance of 173.88 feet to the P.T.(point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction along the centerline of said chert road a distance of 42.30 feet to a point; thence 104 degrees 43 minutes 36 seconds to the right in a Southeasterly direction a distance of 2104.04 feet to a point on the south line of said section, thence 114 degrees 53 minutes 46 seconds to the right in a westerly direction along the south line of said section a distance of 1075.20 feet to the point of beginning. Situated in Shelby County, Alabama.  
Subject to current taxes, easements, restrictions, and rights of way of record.

\$ 35,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is not now nor has it ever been the homestead of the Grantor.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 9th day of October, 1984

WITNESS:

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
INSTRUMENT NO. 005-383  
1984 OCT 15 AM 8:45

Deed Tax - 20.00  
Rec. 1.50  
Ind. 1.00  
22.50

Jack J. Hall (Seal)

(Seal) (Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack J. Hall, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October

Shelby Bank

Jocelyn Frank

