

SEND TAX NOTICE TO:

(Name) W. B. Miller
3446 Hurricane Road
 (Address) Birmingham, Alabama, 35226

This instrument was prepared by

(Name) H. Carl Isaacs, Jr.
P. O. Box 94441
 (Address) Birmingham, Alabama, 35220

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirteen Thousand Five Hundred and NO/100 DOLLARS

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

NELSON B. OWENS, JR., and spouse, SALLY B. OWENS

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

WINFORD B. MILLER and spouse, BETTY E. MILLER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

PARCEL I, Baker Properties, LTD Land Subdivision #3 as recorded in Map Book 13, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 155, Page 144.

Subject to restrictions appearing of record in Real Volume 241, Page 110.

Mineral and mining rights excluded -- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

1. Deed Tax	\$ 13.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 20.00

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, WE have hereunto set OUR hand(s) and seal(s), this 31st day of January, 19 90.

WITNESS:

Katherine M. Carson
 STATE OF ALA. - SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

Nelson B. Owens Jr. (Seal)
Nelson B. Owens, Jr. (Seal)

Sally B. Owens (Seal)
Sally B. Owens (Seal)

STATE OF ALABAMA }
Shelby County }
James A. Snowdon, Jr.
 JUDGE OF PROBATE

I, THE UNDERSIGNED as Notary Public in and for said County, in said State, hereby certify that Nelson B. Owens, Jr., and spouse, Sally B. Owens whose name s are signed to the foregoing conveyance, and who are 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 31st day of January, A. D., 19 90
Bennjamin T. Keen

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