

SEND TAX NOTICE TO:
ROBERT E. MILLER, SR. and
(Name) MARJORIE MILLER
100 Stratford Circle
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of One Hundred Fifteen Thousand Eight Hundred Seventy-Six and No/100 Dollars

to the undersigned grantor, REAMER BUILDING AND DEVELOPMENT CORPORATION a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

ROBERT E. MILLER, SR. and MARJORIE 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:

Lot 44, according to the Map and Survey of Stratford Place, Phase IV, as recorded in
Map Book 14, page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. A 20 foot building set back line from Stratford Circle as shown by recorded plat.
3. A 20 foot access and drainage easement on the rear of subject property as shown by recorded plat.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, page 551, and in Real 127, page 63.
5. Water and sewer easement to the City of Pelham as recorded in Real Book 111, page 673.
6. Protective covenants and restrictions as set out in Real Book 319, page 643.
7. Right of way to Shelby County as recorded in Deed Book 135, page 364.
8. A 30 foot right of way easement as conveyed to Deed Book 223, page 991.
9. Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 6, page 22.

\$104,250.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1	Deed Tax	12.00
2		2.50
3		3.00
4		1.00
5		1.00
6		1.00
Total		23.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April 1991

ATTEST:

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

REAMER BUILDING AND DEVELOPMENT CORPORATION

By John G. Reamer, Jr. President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

91 APR -8 AM 9:30

JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that John G. Reamer, Jr.
whose name as President of REAMER BUILDING AND DEVELOPMENT CORPORATION
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of April 1991

FORM ATC-50

David F. Ovson
Notary Public

My commission expires: August 27, 1992