

THIS INSTRUMENT PREPARED BY:

NAME: James D. Forstman, Attorney
300 Park Place Tower
ADDRESS Birmingham, AL 35203

Send Tax Notice To:

TIM MCABEE
P.O. Box 382
HARPERSVILLE, ALA. 35078

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Two Thousand Three Hundred Fifty and no/100's

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

HAROLD MILLER AND WIFE, JULIE FAYE MILLER

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

TIM MCABEE, A SINGLE MAN (Divorced)

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

See Attached Exhibit "AA"

Inst # 1995-00064

Inst # 1995-00064

01/03/1995-00064
10:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 33.50

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, have hereunto set.....hands(s) and seal(s), this.....
day of....., 19.....

(Seal)

(Seal)

(Seal)

Harold Miller

Harold Miller

Julia Faye Miller

Julia Faye Miller, wife

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I,, a Notary Public in and for said County, in said State, hereby certify that Harold Miller and wife, Julia Faye Miller whose name ARE signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February A. D., 1994.

Mary Lee Reynolds

Notary Public.

EXHIBIT "AA"

Property Description

Warranty Deed from Harold Miller and wife Julia Faye Miller
to Tim McAbee, a single man (divorced)

From the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North a distance of 1528.63 feet; thence turn an angle of 89 deg. 12 min. 20 sec. left and proceed West a distance of 1258.31 feet to the Point of Beginning of herein described parcel of land; thence continue West along said course a distance of 420.67 feet; thence turn an angle of 89 deg. 43 min. 50 sec. left and proceed South a distance of 776.47 feet to a point of the North boundary of a 60 ft. road; thence turn and angle of 91 deg. 36 min. 14 sec. left and proceed East along the North boundary of said road a distance of 420.78 feet; thence turn an angle of 88 deg. 23 min. 46 sec. left and proceed North a distance of 766.67 feet to the Point of Beginning of herein described parcel of land. Containing 7.45 acres.

The above described property is located in the South one-half of the NW 1/4 and the North one-half of SW 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama.

* FINAL *

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