

Douglass Culp, Esquire
14 Office Park Circle, Suite 200
Birmingham, AL 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama
SHELBY COUNTY

Know All Men By These Presents.

That in consideration of ONE DOLLAR
and pursuant to the terms of the Last Will and Testament of Mary Ann Huggins Miller, filed in the Probate Court of Shelby County, Case No. 34-222 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Larry Fred Miller, II, Executor of the Estate of Mary Ann Huggins Miller (herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Larry Fred Miller, II, and Lisa Sue Miller, husband and wife (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:

Lot 13, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C. of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama, together with all rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc. by deed recorded in Real 65, Page 201 in the Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63, Page 634 in the Probate Office of Shelby County, Alabama. Thereinafter conveyed to Mary H. Miller by deed recorded in Book 253, Page 908 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter. (2) Building setback line of 30 feet reserved from Applegate Drive as shown by plat. (3) Public utility easements as shown by recorded plat, including a 15 foot easement on the Rear. (4) Restrictions, covenants and conditions as set out in instrument recorded in Real 63, Page 634 and amended in Real 125, Page 299 in Probate Office. (5) Right-of-way granted to South Central Bell by instrument recorded in Deed Book 337, Page 235 in Probate Office. (6) Easement to Alabama Power Company as shown by instrument recorded in Real 59, Page 376 in Probate Office. (7) Agreement with Alabama Power Company as to underground cable recorded in Real 60, Page 745 and covenants pertaining thereto recorded in Real 60, Page 748 in Probate Office.

Mineral and mining rights are hereby quitclaimed to Grantee but not warranted. 05/28/96 12:53 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE

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, I have hereunto set my hand and seal, this 28th day of May, 1996

WITNESS:

Larry Fred Miller, II, Executor
of the Estate of Mary Ann Huggins
Miller

State of Alabama
JEFFERSON COUNTY

General Acknowledgement

I, Nancy Loraine Dean hereby certify that Larry Fred Miller, II, whose name is 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, is known to me; acknowledged before he executed the same voluntarily

Given under my hand and official seal this 28th day of May, A. D. 1996.