

Gregory D. Miller  
(Name)  
23 Merrell Drive  
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
(Address) P O Box 822, Columbiana, AL 35051

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 One Hundred Seventy Five Thousand and no/100----- DOLLARS

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

Thomas R. Edwards and wife, Cliassa D. Edwards,

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

Gregory D. Miller and wife, Martha N. 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$157,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-26963

08/20/1996-26963  
08:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
082 SNA 28.50

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 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 16th day of August, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas R. Edwards (Seal)  
Thomas R. Edwards

Cliassa D. Edwards (Seal)  
Cliassa D. Edwards

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Edwards and wife, Cliassa D. Edwards

whose names 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 16th day of August, 1996 A. D., 19

(Signature)

Notary Public

My Commission Expires: 10/16/96

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

From the NE corner of the SW 1/4 of Section 01, Township 24 North, Range 15 East, run Southerly along the east boundary line of said SW 1/4 of Section 01, Township 24 North, Range 15 East, for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly 326.22 to a point on the south boundary of Merrell Drive and the Point of Beginning of the land herein described; thence continue Southwesterly along the last said course for 139.68 feet; thence turn an angle of 27 degrees 48 minutes 30 seconds to the right and run Northwesterly 52.64 feet; thence turn an angle of 54 degrees 27 minutes 30 seconds to the right and run Northeasterly 110.75 feet to a point on said Merrell Drive boundary; thence turn an angle of 92 degrees 44 minutes to the right and run Southeasterly for 37.35 feet to the Point of Beginning.

PARCEL II:

From the NE corner of the SW 1/4 of Section 01, Township 24 North, Range 15 East, run Southerly along the east boundary line of said SW 1/4 of Section 01, Township 24 North, Range 15 East, for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly 465.9 feet to the Point of Beginning of the land herein described; thence continue Southwesterly along the last said course for 375.0 feet; thence turn an angle of 133 degrees 43 minutes to the right and run Northwesterly 76.94 feet; thence turn an angle of 48 degrees 33 minutes to the right and run Northeasterly 354.4 feet; thence turn an angle of 125 degrees 32 1/2 minutes to the right and run Southeasterly 52.64 feet, more or less to the Point of Beginning.

PARCEL III:

From the NE corner of the SW 1/4 of Section 01, Township 24 North, Range 15 East, run Southerly along the east boundary line of said SW 1/4 of Section 01, Township 24 North, Range 15 East, for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly 611.13 feet to the Point of Beginning of the land herein described; thence continue Southwesterly along the last said course for 229.77 feet; thence turn an angle of 79 degrees 23 minutes to the left and run Southeasterly 14.36 feet; thence turn an angle of 94 degrees 55 minutes 55 seconds to the left and run Northeasterly 137.78 feet; thence turn an angle of 26 degrees 43 minutes 54 seconds to the left and run Northwesterly 68.22 feet; thence turn an angle of 18 degrees 20 minutes 11 seconds to the right and run Northerly for 43.73 feet to the Point of Beginning.

According to the survey of Olden G. Webb, III, dated August 7, 1996

*Thomas R. Edwards*  
*Claudia Edwards*

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