

STATE OF ALABAMA

SHELBY COUNTY

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**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of **Two Hundred Twenty Five Thousand & NO/100 Dollars (\$225,000.00)** to the undersigned grantors, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, **Robert M. Miller and Sandra S. Miller**, husband and wife (herein collectively referred to as "Grantors"), grant, bargain, sell and convey unto **Ralph V. Scott and Deborah S. Scott** (herein referred to as "Grantees"), as joint tenants, with right of survivorship in the following described real estate situated in Shelby County, Alabama to wit:

**See Exhibit A attached hereto and incorporated herein by reference.**

**SUBJECT TO AND EXCEPT FOR:**

1. 1997 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 199, Page 447; Deed Book 194, Page 65; and Deed Book 101, Page 500, in the Probate Office.
4. Right of Way to Shelby County as recorded in Deed Book 135, Page 371, in Probate Office.
5. Except right of way of Old U.S. Highway No. 31.
6. Except right of way of Valleydale Road.
7. Temporary easement to the State of Alabama as recorded in Deed Book 343, Page 295, in Probate Office.

**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.

**IN WITNESS WHEREOF**, we have hereunto set our hands(s) and seal(s), this 23 day of July, 1997.

 (Seal)  
**ROBERT M. MILLER**

 (Seal)  
**SANDRA S. MILLER**

Inst # 1997-26188

08/18/1997-26188  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 26.50

Inst # 1997-26188

STATE OF NC

COUNTY OF Watauga

General acknowledgment

I, Emily Farthing, a Notary Public in and for said County, in said State, hereby certify that **ROBERT M. MILLER** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, 1997.

Emily Farthing  
Notary Public  
8-24-2000  
My Commission Expires

STATE OF NC

COUNTY OF Watauga

General acknowledgment

I, Emily Farthing, a Notary Public in and for said County, in said State, hereby certify that **SANDRA S. MILLER** whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, 1997.

Emily Farthing  
Notary Public  
8-24-2000  
My Commission Expires

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209  
(205) 414-1212

**SEND TAX NOTICE TO:**

Mr. and Mrs. Ralph V. Scott  
120 Wixford Way  
Alabaster, AL 35007

RE-2714

**EXHIBIT A**

A tract of land located in the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence North along the West line of said 1/4-1/4 Section a distance of 800.41 feet to the centerline of the Helena-Acton public road; thence 62 degrees 02 minutes 45 seconds right along said centerline 125 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 240.85 feet to the intersection with the centerline of Old Highway 31 South; thence 81 degrees 12 minutes right Southeasterly along the last mentioned centerline 295.13 feet; thence 105 degrees 21 minutes 45 seconds right leaving said highway in a Southwesterly direction 288.05 feet; thence 83 degrees 26 minutes 15 seconds right Northerly 259.72 feet to the point of beginning. Excepting that part which lies in the Helena-Acton Road and the Old Highway 31 South rights of way. Situated in Shelby County, Alabama.

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