

This instrument was prepared by

Send Tax Notice To: Steven D. Miller

(Name) Lamar Ham

name

181 Kentwood Drive

address

Alabaster, AL 35007

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY NINE THOUSAND AND NO/100----- DOLLARS (\$149,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles C. Moore and wife, Wanda H. Moore

(herein referred to as grantors) do grant, bargain, sell and convey unto Steven D. Miller and wife, Michele A. 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 64, according to the Amended Map of Keptwood, First Addition, as recorded in Map Book 19, Page 75 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 143,675.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1997-26644

08/21/1997-26644
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

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 15th day of August, 19 97.

(Seal)

(Seal)

(Seal)

Charles C. Moore (Seal)

Charles C. Moore
Wanda H. Moore (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Charles C. Moore and wife, Wanda H. Moore whose name(s) 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 15th day of August A.D., 1997

Lamar Ham

Notary Public