

SEND TAX NOTICE TO:

(Name) Glenn Miller

(Address) 6242 Whipperwill Drive
PINSON AL 35126

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 Eight 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,

Bernice Merrell, a unmarried woman

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

Glenn Miller and Connie 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:

Commence at the Northeast corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East, and run South on the East line of said 1/4-1/4 Section for a distance of 420 feet to a point; thence turn right 63 degrees 05 minutes and run Southwesterly a distance of 668.19 feet to a point in the center line of a paved County Road, said point being the point of beginning; thence continue along the last stated course a distance of 328.37 feet to the high water contour level of Spring Creek as shown by the survey of Sam W. Hickey and John W. Goolsby, dated May 21, 1966; thence run along said high water contour level for 192 feet, more or less, to a point; thence run in an Easterly direction for a distance of 97.33 feet to a point; thence turn left 21 degrees 20 minutes 45 seconds and run in a Northeasterly direction for 80.0 feet to a point on the centerline of a paved County Road; thence turn right 39 degrees 01 minutes 49 seconds and run Southeasterly along said center line a distance of 160.95 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Robert D. Blain, RLS #9789, dated September 17, 1998.

Bernice Merrell is the sole surviving heir of H. M. Merrell who died on

August, 1997

Inst # 1998-38404

10/01/1998-38404
03:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
BOE CASH \$6.00

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 seals, this 29th

day of September, 19 98

WITNESS:

Benjamin D. Robinson (Seal)
Benjamin D. Robinson, Attorney in Fact (Seal)

Bernice Merrell (Seal)
Bernice Merrell (Seal)

Drucilla Ann Brown (Seal)
Drucilla Ann Brown, Attorney in Fact

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Bernice Merrell

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 29th day of September, A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Benjamin D. Robinson, 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, as his capacity as such Attorney in Fact.

Given under my hand and official seal, this 29th day of September, 1998.


Notary Public

My commission expires:
10/16/2000

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Drucilla Ann Brown, 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, as her capacity as such Attorney in Fact.

Given under my hand and official seal, this 29th day of September, 1998.


Notary Public

My commission expires:
10/16/2000

Inst # 1998-38404

10/01/1998-38404

03:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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