

**THIS INSTRUMENT WAS PREPARED BY:**

ALAN C. KEITH, ATTORNEY AT LAW  
3525 LORNA RIDGE DRIVE, SUITE 100  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Chris Milam  
21 Monte Bello Lane  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-two thousand and 00/100 (\$32,000.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, Deborah A. Otts, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Chris Milam (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Beginning at the NE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West; thence run North 88 degrees 11 minutes 45 seconds West along said 1/4-1/4 line a distance of 783.48 feet; thence run South 00 degrees 54 minutes 26 seconds West a distance of 643.40 feet; thence run South 88 degrees 15 minutes 50 seconds East a distance of 524.00 feet; thence run North 00 degrees 24 minutes 16 seconds West a distance of 583.14 feet; thence run South 88 degrees 11 minutes 45 seconds East a distance of 274.20 feet; thence run North 00 degrees 24 minutes 21 seconds West a distance of 60.04 feet to the point of beginning.

According to the Survey of Rodney Shiflett, Al. Reg. No. 21784, dated February 3, 1999

ALSO, a non-exclusive easement for ingress and egress as follows:

Beginning at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 87 degrees 58 minutes 13 seconds East along the North line of said quarter-quarter section a distance of 80.07 feet to a point within the right of way of the "Old Alex Mill Road;" thence run South 00 degrees 24 minutes 21 seconds East a distance of 60.05 feet to a point; thence run North 87 degrees 58 minutes 37 seconds West a distance of 80.07 feet to a point on the West line of said NW 1/4 of the NE 1/4 of said Section 14, thence run North 00 degrees 24 minutes 21 seconds West along said quarter-quarter line a distance of 60.04 feet to the point of beginning and the end of required easement.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 3, 2000

WITNESS:

(SEAL)

(SEAL)  
Deborah A. Otts

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah A. Otts, an unmarried woman, whose name(s) 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 on January 3, 2000

NOTARY PUBLIC

My commission expires: 1/6/2000

Inst # 2000-00228

01/04/2000-00228  
12:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 40.50