


This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Thomas B. Miller, II  
  
1024 Pearl Place  
Calera, Alabama 35040

  
20100224000055070 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
02/24/2010 12:11:09 PM FILED/CERT

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Five Thousand dollars and Zero cents (\$155,000.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **John B. Dixon, by and through his Attorney-in-Fact, Teresa N. Dixon, and wife, Teresa N. Dixon, formerly known as Teresa N. Vanderbogart**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Thomas B. Miller, II** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 159, according to the Survey of Emerald Ridge Sector One, as recorded in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama.

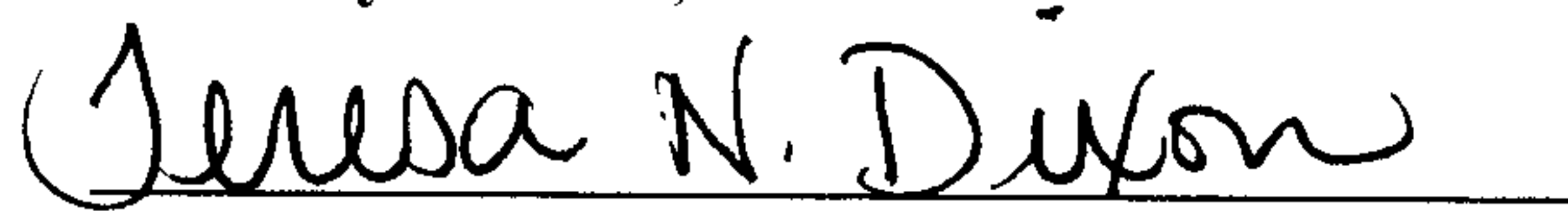
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$152,192.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **3<sup>rd</sup>** day of February, 2010

  
John B. Dixon, by and through his  
Attorney-in-Fact, Teresa N. Dixon

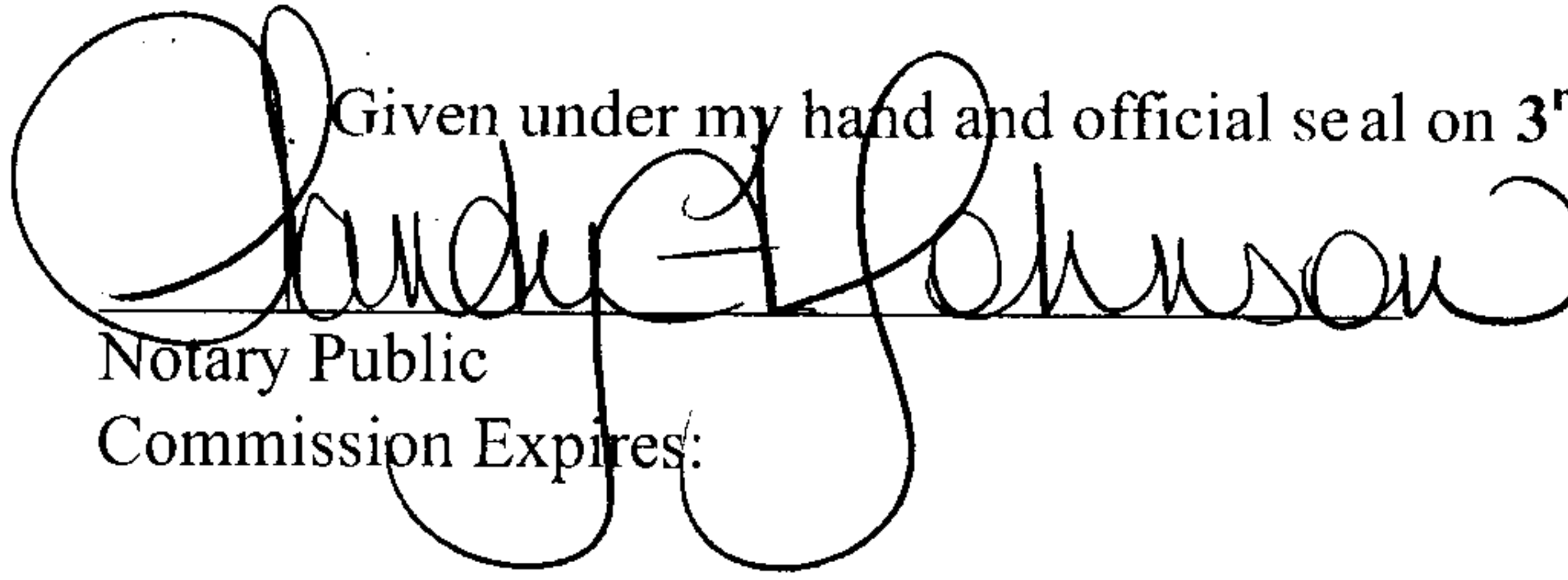
  
Teresa N. Dixon

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Shelby County, AL 02/24/2010  
State of Alabama  
Deed Tax : \$3.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John B. Dixon, by and through his Attorney-in-Fact, Teresa N. Dixon, and Teresa N. Dixon** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **3<sup>rd</sup>** day of February, 2010.

  
Notary Public  
Commission Expires:

