

State of Alabama

2185

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of One and no/100-----DOLLARS and the exchange of property to the undersigned grantor Harold F. Miller and wife Ann M. Miller

in hand paid by S. W. Smyer, Jr.

the receipt whereof is acknowledged we the said Harold F. Miller and wife Ann M. Miller

do grant, bargain, sell and convey unto the said S. W. Smyer, Jr.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot No. 30, according to Map and Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150 in Office of Judge of Probate of Shelby County, Alabama.

All minerals, and mining rights, including oil and gas are excepted, provided however that the owner of said minerals and mining rights including oil and gas, shall not have the right to disturb the surface, or so construct any mining or extraction of oil and gas so as to deplete or pollute the water in any well the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, Page 236.

TO HAVE AND TO HOLD, To the said S. W. Smyer, Jr., his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the now current tax year and as above set forth;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said S. W. Smyer, Jr. his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, WE have hereunto set our hands and seals

this 17 day of September, 1963.

WITNESSES:

Harold F. Miller, Jr. (Seal)
Ann M. Miller (Seal)
(Seal)
(Seal)

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RETURN TO: *W. H. Springer*

WARRANTY DEED

STATE OF ALABAMA,
County.

TO

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$ *35*
RECORD FEE \$ *1.75*
TOTAL \$ *1.95*

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold F. Miller Jr. and wife Ann M. Miller** whose names 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 17 day of September

Mary O. DeNeale
Notary Public
A. D. 1963

State of

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED IN _____
RECORDED _____
& SALES TAX HAS BEEN PD. ON THIS INSTRUMENT.
Harold F. Miller Jr.
JUDGE OF PROBATE

State of Alabama }
Jefferson COUNTY }

Separate (and General) Acknowledgment by Wife

I, *Mary O. DeNeale*, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____, 19 _____

Notary Public.

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