

\$24,000.00 over Mortgage

This instrument was prepared by

(Name) M. L. GWALTNEY

(Address) 433 Frank Nelson Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty nine thousand nine hundred and no/100-----DOLLARS
(\$29,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Thurlene VanHoy, an unmarried woman

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

Jack Henry Miller and Patricia S. Miller

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit: From the NW corner of the

NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, run Easterly along the North boundary line of said NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West, for 362.23 feet; thence turn an angle of 132 deg. 45' to the right and run Southwesterly 287.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 deg. to the left and run South-easterly 200.0 feet; thence turn an angle of 90 deg. to right and run Southwesterly 81.85 feet; thence turn an angle of 61 deg. 01' 30" to the right and run Northwesterly 219.15 feet to a point on the arc of a curve having the following characteristics; Intersection angle of 57 deg. 57', the radius being 65.3 feet and the length of curve being 66.05 feet; thence run Northerly along the arc of said curve 33.03 feet to the point of tangency of said curve; thence run Northeasterly along the tangent of said curve for 156.3 feet to point of beginning. This land being part of the NE 1/4 of the SE 1/4 of Section 34 Township 20 South, Range 3 West, and being 0.65 acres more or less.

\$27,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to reservation of mineral rights with mining rights and privileges, also easements and rights of way of record.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (do) do for myself (myself) and for my (my) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (not) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (do) have a good right to sell and convey the same as aforesaid; that I (do) will and my (my) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of January, 1969.

WITNESSES: (Seal) (Seal)

STATE OF ALABAMA (Seal) (Seal)

INSTRUMENT NO. 6 PH (Seal) (Seal)

1969 FEB 6 UCC FILED AS SHOWN (Seal) (Seal)

REC'D UCC FILED AS SH