

This instrument was prepared by

(Name) Dale Corley 3605

(Address) 2117 Magnolia Avenue

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Three Thousand Five Hundred and no/100 -----Dollars

See Mtg 353-241

to the undersigned grantor, J. M. Caffee Homebuilders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James A. Miller and wife, Doris F. Miller

(herein referred to as GRANTEES) 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

4669 Burning Tree Lane, Birmingham, Alabama, 35244

Lot 13, Block 6, according to the survey of Wooddale, Fourth
Sector, as recorded in Map Book 6, Page 26, in the Probate Office
of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 10 and 20 foot easements on rear as
shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 101, Page 550;
Volume 245, Page 116; Volume 179, Page 380 and Volume 234, Page 657,
in the Probate Office of Shelby County, Alabama.
4. Easement for road recorded in Volume 237, Page 332, in said Probate Office.
5. Agreement for water system recorded in Volume 229, Page 112 and Volume
229, Page 109, in said Probate Office.

\$44,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
03/29/1976 01:00:00 AM FILED/CERT

Handed Mtg 900
Caffee Homebuilders

0376 MAR 29 AM 7:47

STATE OF ALABAMA
SHELBY COUNTY
PROPERTY TAX
INCIDENT WAS FILED

TO HAVE AND TO HOLD, To the said GRANTEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jerry M. Caffee
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of March 19 76

ATTEST:

J. M. CAFFEE HOMEBUILDERS, INC.

By

Jerry M Caffee

President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson

I, Sara V. Foster

a Notary Public in and for said County in said

State, hereby certify that Jerry M. Caffee
whose name as President of J. M. Caffee Homebuilders, Inc.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 25th day of March

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Sara V. Foster

Notary Public