

(Name) Ted. Gideon, Attorney

Jefferson Land Title Services Co. Inc.

(Address) 3716 5th Avenue South  
Birmingham, Alabama 35222

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Dollars (\$2,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, Kor we, Robert E. Miller, Sr., and Wife Marjorie F. Miller

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dannie R. Davis and John D. Garrison

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

From the SE corner of the NE1/4 of the NE1/4 Sec. 28 Twp 21 So. R 3W, run North along the East line of said 40 acres 330' to the point of beginning, thence turn an angle of approximately 90 degrees to the left and run West 210' to a point, thence turn an angle of approximately 90 degrees to the right and run North 210' to a point 210' West of said East line of said 40 acres, said point being on the 50' right-of-way of Pine Ridge Trail, thence turn an angle of approximately 90 degrees to the right and run East 210' to a point on the East line of said 40 acres, thence turn an angle of approximately 90 degrees to the right and run South along said East Line 210' to the point of beginning, being one acre, more or less, situated, lying and being in Shelby County Alabama, including a 50' right-of-way from Shelby County Route 80 along the existing Pine Ridge Trail to said acre of land. Said land hereinabove described is hereby conveyed subject to the following restrictions which are covenants running with the land, namely: No mobile homes shall be permitted on said lot; no livestock shall be kept or maintained thereon; this lot shall not be sub-divided into lots if less than 1/2 acre each and only one house shall be allowed to each lot; no building shall be used on said lot, or lots, except for residential purposes and shall contain no less than 1400 square feet of heated area and shall (See reverse for legal description) TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

BOOK 312 PAGE 852

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of June, 1978

(SEAL) Robert E. Miller Sr. (SEAL)

(SEAL) Marjorie F. Miller (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

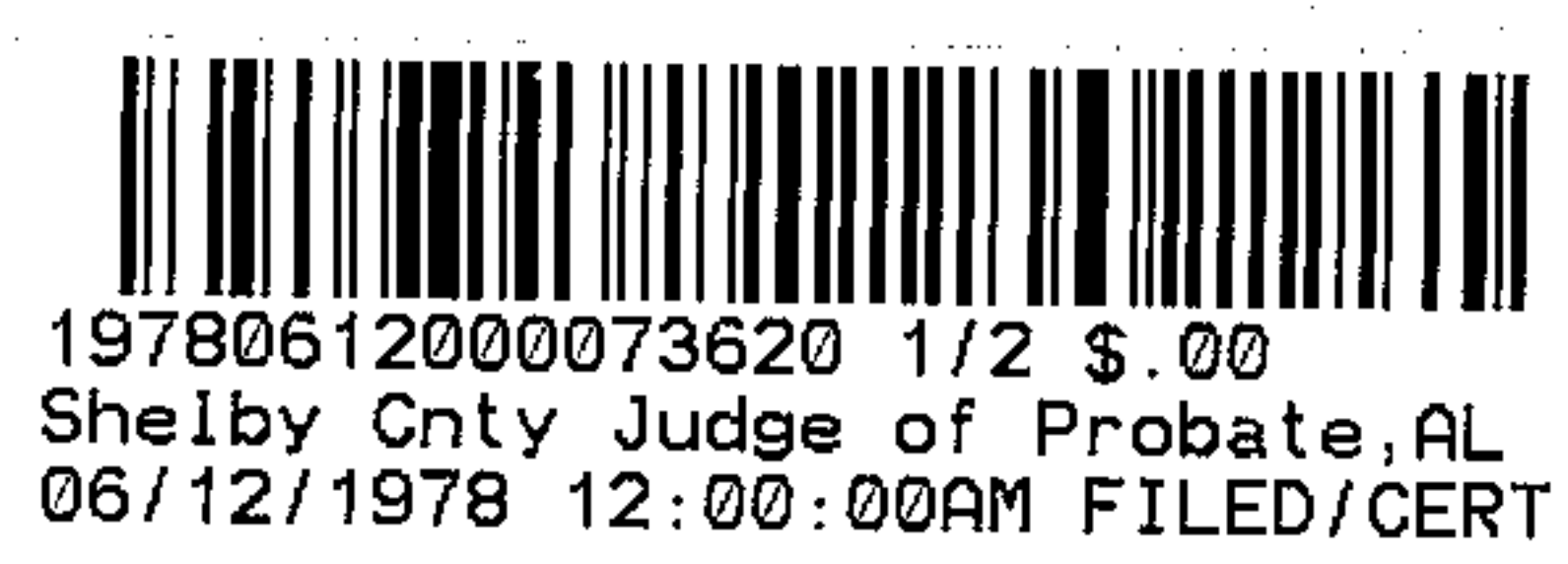
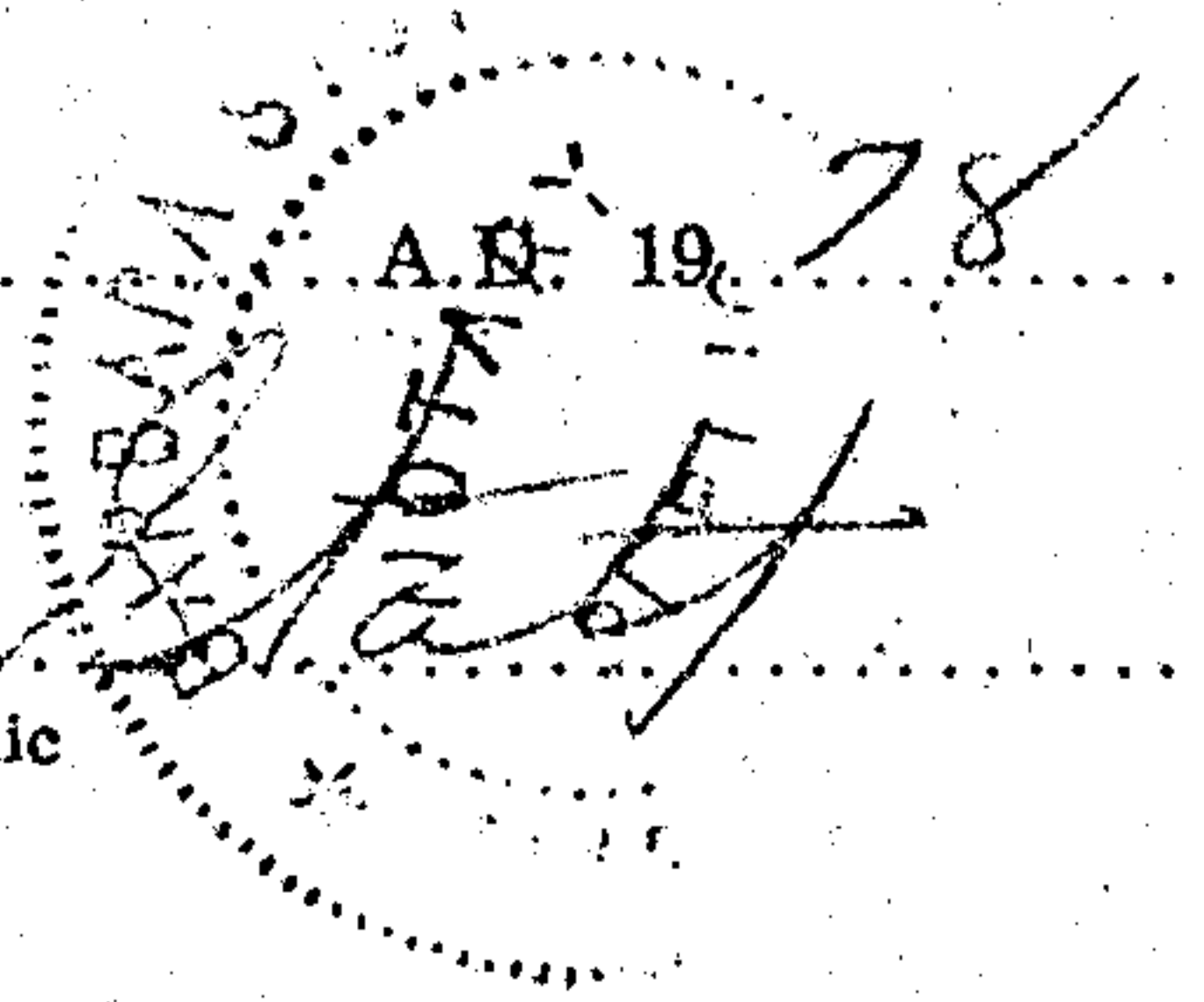
General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Robert E. Miller, Sr., and Wife Marjorie F. Miller

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 1978

Barbara N. [Signature]  
Notary Public



(Balance of Legal Description.)

be built not less than 20' from the side property lines and no less than 35' back from the street or road line.

BOOK 312 PAGE 853

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 JUN 12 AM 9:55

*Thomas A. Swanson, Jr.*  
JUDGE OF PROBATE

<i>Deed tax</i>	<i>2.00</i>
<i>Rec</i>	<i>.300</i>
<i>Ind</i>	<i>1.00</i>
	<hr/>
	<i>6.00</i>

Return to: *Tom Gileson, Attorney*

*3716 5th Av. South*

*Birmingham, AL 35222*

TO

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF

Recording Fee \$  
Deed Tax \$

This form furnished by

*Jefferson Land Title Services Co. Inc.*

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

19780612000073620 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1978 12:00:00AM FILED/CERT