

This instrument was prepared by

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(Address) 2010 City Federal Bldg.
Birmingham, Al. 35203

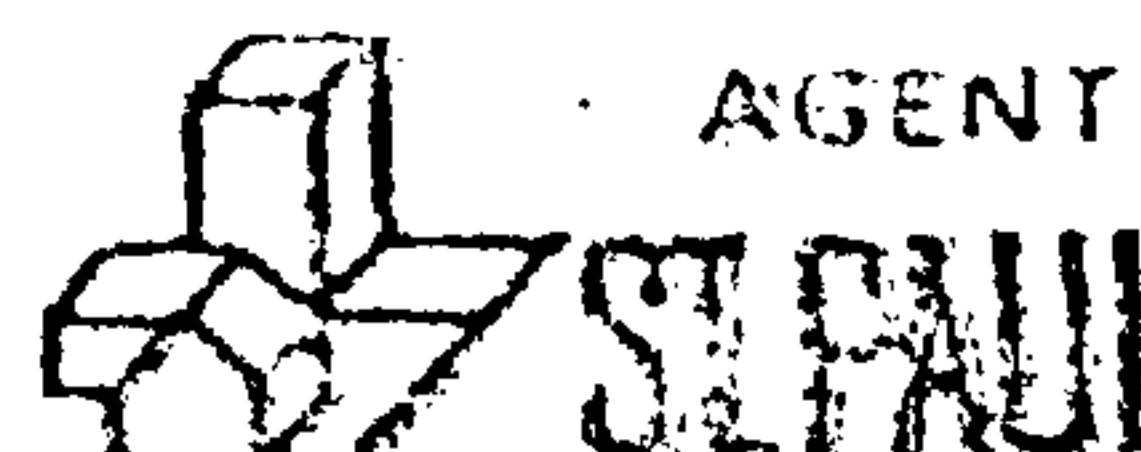
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 958-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810112000003380 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
01/12/1981 00:00:00 FILED/CERTIFIED

That in consideration of ~~---Thirty-nine Thousand and no/100---~~ (\$39,000.00) ~~---DOLL~~
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged
Peter M. Cooper and wife, Barbara J. Cooper

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

Edmond T. Miller and Nancy C. Miller

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

Lot 151 according to the map and survey of Chandalar South, Third Sector as
recorded in Map Book 6, page 68 in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictions in Vol. 15 Misc. Page 106.
3. Restrictions in favor of Ala. Power Co. in Misc. Book 12, page 765 and Misc.
14, page 12 and Misc. Book 14, page 659.
4. Transmission Line Permit to Ala. Power Co. in Deed Book 264, page 32.
5. Building set back line of 35 ft. from Dalton Dr.
6. Public utility easement shown by recored plat including 7.5 foot easement on
the west.

As a further part of the consideration recited above the grantees herein assume
and agree to pay the balance of that certain mortgage heretofore executed to
Engel Mortgage Company, Inc. in Mortgage Book 395, page 388 assigned in
Mis. Book 33, page 37 to The First National Bank of Birmingham, the present
principal balance of which is \$44, 712.80.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANT
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbr
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns for
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th
day of January, 1981, at Shelby Co., AL.

WITNESS:
1981 JAN 12 PM 8:27

Deed Tax - 3900
Rec. 150
Del. 100
41 50

(Seal) Peter M. Cooper
(Seal) Barbara J. Cooper
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said S
hereby certify that Peter M. Cooper and wife, Barbara J. Cooper
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before
on this day, that, being informed of the contents of the conveyance they executed the same volunt
on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D. 1981