

State of Alabama

Shelby County

STATUTORY WARRANTY DEED

Know All Men By These Presents,

That in consideration of Ten thousand dollars

DOLLARS

to the undersigned grantor Thomas H. Ware and wife Betty C. Ware, H. E. Wills and wife Marie M. Wills in hand paid by Rick F. Miller and wife Rhonda M. Miller

the receipt whereof is acknowledged we the said Thomas H. Ware and wife Betty C. Ware H. E. Wills and wife Marie M. Wills

do grant, bargain, sell and convey unto the said Rick F. Miller and wife Rhonda M. Miller

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A tract of land located in the West Half of the Southwest Quarter of Section 33 - Township 20 South - Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 33, Township 20 South, Range 2 West, thence Westerly along the south line of said Quarter-Quarter Section 92.63 feet, thence 67°44' right Northwesterly 721.95 feet, thence 20°42'30" right Northerly 190.0 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 460.99 feet, to the North line of said Quarter-Quarter Section, said point being 348.03 feet West of the Northeast corner of said Quarter-Quarter Section, thence 88°21'08" left Westerly along last mentioned Quarter-Quarter line 315.24 feet, thence 88°19'18" right, Northerly 198.38 feet, thence 55°56'36" right Northeasterly 351.76 feet, thence 91°09'45" right Southeasterly 653.73 feet, thence 79°05'15" right Southwesterly 457.38 feet to the point of beginning. Containing 5.37 acres more or less. A pre-arranged road right of way 60 ft. wide across said land. MINERALS AND MINING RIGHTS EXCEPTED.

\$8,000.00 of the above recited consideration was provided by a purchase money TO HAVE AND TO HOLD Unto the said Rick F. Miller and wife Rhonda M. mortgage

Miller

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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

In Witness Whereof, I have hereunto set my hand and seal,

this 20 day of March 1982

WITNESSES:

Rick F. Miller
508 Creekview Dr.
Pulham, AL 35124

H. E. Wills (Seal.)
Marie M. Wills (Seal.)
Thomas H. Ware (Seal.)
Betty C. Ware (Seal.)

Thomas H. Ware
 Betty C. Ware
 H. E. Wills
 Marie M. Wills
 TO

Rick F. Miller

Rhonda M. Miller

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
 filed in this office for record on the
 day of 19
 at o'clock M, and was duly re-
 corded in Volume of Deeds
 at page, and examined.

Judge of Probate.

State of Alabama

Jefferson COUNTY

I, Suzanne Thaid, a Notary Public in and for said County, in said State,
 hereby certify that the above signed, HE WILLS, MARIE M WILLS, THOMAS H. & BETTY C W
 whose name ~~S~~ 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 20 day of March

19

Suzanne Thaid As Notary Public

State of

COUNTY

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

As Notary Public

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

WARRANTY DEED WAS FILED

1982 APR 27 PM 1:59

Thomas A. Shumaker
 JUDGE OF PROBATE

Deed	2.00
Rec.	4.00
Ind.	1.00
	<u>7.00</u>

Sec 179. 420-118