

SEND TAX NOTICE TO:

(Name) Joe Edward Miller

(Address) 2628 Chandalar Lane
Pelham, Alabama 35124

This instrument was prepared by

(Name) Dale Corley, Attorney

(Address) 2100 Sixteenth Avenue, South, Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN SEVEN THOUSAND AND FIFTY AND NO/100 DOLLARS

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

Thomas Lamar Murphy and wife, Patricia Luton Murphy

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

Joe Edward Miller and wife, Sherry Miller

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 26, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5 Page 106 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$87,050.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of May, 19 83.

WITNESS:

Rec'd 1.50
Find 1.00
8.50 STATE OF ALA. SHLD. & CO. (Seal)
I CERTIFY THIS
THAT THE DEED WAS FILED
(Seal)

STATE OF ALABAMA 1983 MAY 18 AM 10:07
JEFFERSON COUNTY } See Mtg # 31-278

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Thomas Lamar Murphy and wife, Patricia Luton Murphy whose names 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 16th day of May A.D. 19 83

Joe Edward Miller