

5002  
SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

1273

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 5/72

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION and ONE AND NO/100 (\$1.00) DOLLARS

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

David Miller, also known as Dave Miller, and wife, Tessie Miller

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

✓ Earnestine Miller

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

Shelby

County, Alabama to-wit:

Begin 75 feet East of NW corner, Block 204, and run East 75 feet; South 180 feet; West 75 feet; North 180 feet to beginning, as per Dunstan's Survey and Map of the Town of Calera, Shelby County, Alabama, being the same property conveyed to Dave Miller and wife, Tessie Miller by deed dated April 20, 1944, and recorded in Deed Book 120 at page 335, Office of Judge of Probate of Shelby County, Alabama.

Also, That certain lot or parcel of land situated in the Town of Calera, Alabama, more particularly described as follows: Begin at the Northwest corner of Block "N", according to Dare's Map of Calera, Alabama, which said map is recorded in the Probate Judge's office of Shelby County, Alabama, and which said point of beginning is, also, at the intersection of the Southern boundary of Gardner Street with the Eastern boundary of Gilmer Street, and run South, along the said Eastern boundary of Gilmer Street, 120 feet; thence run Easterly, parallel with said Gardner Street, 75 feet; thence run Northerly, parallel with said Gilmer Street 120 feet to the South boundary of said Gardner Street; thence run Westerly, along the said Southern boundary of Gardner Street, 75 feet to the point of beginning, being the same property conveyed to David Miller by deed dated December 27, 1947, and recorded in Deed Book 132, page 34, Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, 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

day of September, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

Deed tax 50  
Rec. 1.50  
Adm. 1.00  
3.00  
(Seal)

1983 OCT 26 AM 10:46

(Seal)

Thomas P. Shumaker, Jr.

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Miller and wife, Tessie Miller, 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 23rd day of September, A. D. 19 83.

P.O. Box 35040

Notary Public

Notary Public