

THIS INSTRUMENT PREPARED BY:
NAME: William H. Halbrooks, Attorney
Suite 820 Independence Plaza
ADDRESS: Birmingham, AL 35209

Send Tax Notice To:
Phyllis M. Miller
P.O. Box 30095
B'ham, AL 35222

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
John F. Miller AND wife, Phyllis M. Miller

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Phyllis M. Miller

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

500
PAGE 850
356
BOOK 356
Lots 25 and 26 according to the survey of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28 in the Office of the Judge of Probate of Shelby County, Alabama, Less and except a 25.0 foot strip off the east side of said lots sold to Shelby County, Alabama in Deed Bood 256, Page 640. ALSO Lot 27 according to the map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said lot being more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 Section 34, Township 24 North, Range 15 East and run North 88° 12' East along the North boundary line of said 1/4 -1/4 Section a distance of 125 feet to a point; run thence South 0° 06' East a distance of 275 feet to the NE corner and the point of beginning of the lot herein described, turn thence an angle of 91° 42' to the right and run a distance of 100 feet, thence turn an angle of 88° 18' to the left and run a distance of 60° turn thence an angle of 69° 28' to the left and run a distance of 105.67 feet to the SW corner of Lot #29, turn thence an angle of 110° 72' to the left and run a distance of 100 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

~~And as further consideration the grantee herein expressly assumes and promise to pay that certain mortgage to Clarence Martin and Susie B. Martin as recorded in Mortgage Book 394, page 830, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.~~

This deed given pursuant to final decree of divorce rendered in Case # DR84-502-597 in the Equity Court of Jefferson County, Alabama
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 ~~DOOR~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that k (we) have a good right to sell and convey the same as aforesaid; that (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 hands(s) and seal(s), this 14th day of June, 1984

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

1984 JUN 28 AM 10:57

Judge of Probate

Deed tax 50
Rec 1.50
Seal 1.00
300

John F. Miller
Phyllis M. Miller

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Miller and wife, Phyllis M. Miller 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. 14th

Given under my hand and official seal this June day of June, A. D., 1984

William H. Halbrooks
Notary Public.