

SEND TAX NOTICE TO:

(Name) Mr. Rex W. Milner

(Address) 118 Barrett Street
Dadeville, AL 36853

This instrument was prepared by

(Name) John T. Natter, Attorney

Fulford, Pope & Natter

(Address) 2326 Highland Avenue

Birmingham, AL 35205

Form 1-1-5 Rev. 5/82 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 Twenty-Seven Thousand and no/100 DOLLARS
(\$27,000.00)

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

Carroll A. Potter and wife, Patricia S. Potter

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

Rex W. Milner and wife, Kathy T. Milner

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

Shelby

County, Alabama to-wit:

Lot 3-C, according to Potters Resurvey of Miller Subdivision, Lot 3, as recorded in Map Book 8, Page 175 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1985 are a lien, but not due and payable until October 1, 1985. Parcel I.D. 58-10-5-22-0-002-040.
2. Easements, right-of-ways, restrictions and recordings of record.

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 29th

day of November, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 27.00

Rec 2.30

Ind 1.00

30.50

1984 DEC -4 AM 10:12

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Carroll A. Potter and wife, Patricia S. Potter

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.

LAWYER hand and official seal this 29th

November

A. D., 19 84

FULFORD, POPE AND NATTER