

This instrument was prepared by

(Name) James H. Weaver, Jr., Attorney  
(Address) 521 Frank Nelson Building  
Birmingham, Alabama 35203

Linda M. Elliott  
323 12th Street South  
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, I, H. B. Miller, an unmarried man,

(herein referred to as grantors) do grant, bargain, sell and convey unto H. B. Miller, Barbara M. Sullivan and Linda M. Elliott

(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 10, Sector B, according to the survey of "The Homestead" as recorded in Map Book 8, Page 167 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record.

029 258  
029 258  
029 258

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, I have hereunto set my hand(s) and seal(s), this 30<sup>th</sup> day of May STATE OF ALA. 1985

WITNESS: I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUN -4 PM 12:55

H. B. Miller.

(Seal)

H. B. Miller

(Seal)

JUDGE OF PROBATE

(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 H. B. Miller, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

G hand and official seal this 30<sup>th</sup> day of

A. D. 19 85

Form James H. Weaver Jr., Attorney  
521 Frank Nelson Building  
Birmingham, Alabama 35203

Notary Public