

(Name) Courtney H. Mason, Jr.
P.O. Box 360187
(Address) Birmingham, Alabama 35236-0187



Cahaba Title, Inc.
Highway 31 South at Valley Station, P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-four thousand nine hundred and NO/100ths DOLLARS

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

Bruce William Cox and wife, Brenda W. Cox

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

Joel D. Miller and wife, Pamela G. Miller

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 71, Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107 in the Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted.

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

\$64,511.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 985 Ryecroft Road, Pelham, Alabama 35124

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TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 31st day of July, 1985.

WITNESS:

Deed TAX. 50 STATE OF ALA. SHELBY CO.
Rec 2.50 I CERTIFY THIS (Seal)
Jud 1.00 INSTRUMENT WAS FILED
4.00 1985 AUG -2 AM 11:27 (Seal)

Thomas P. Johnson, Jr.
JUDGE OF THE STATE

STATE OF ALABAMA
SHELBY COUNTY }

Bruce William Cox
(Seal)

Brenda W. Cox
(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce William Cox and wife, Brenda W. Cox, whose name is 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 31st day of

July 1985
SUS

A. D. 1985

Notary Public.