

Instrument prepared without benefit of
title evidence

This form furnished by:

Cahaba Title, Inc. 988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P.O. Box 91, Montevallo AL 35115

Send Tax Notice to:

(Name) Mr. John W. Miller
(Address) 133 Moody Street
Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Two Hundred Thirty Dollars and 66/100 (\$22,230.66)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

FRED J. MILLER AND WIFE, CORINNE L. MILLER

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

JOHN W. MILLER an unmarried man

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

Begin at a point on E side of Moody Street 165' from NE corner measuring along street from Northmost intersection of Highland and Moody Streets; according to the map of Lyman's Addition to Montevallo: thence run NW along Moody St. 70'; perpendicular to Moody St. 100'; SE parallel with Moody St. 70'; SW parallel with Highland St. 100' to beginning.

Subject To:

Mortgage executed by the Grantors herein in favor of the estate of Maggie Belle Anderson on February 24, 1981, and recorded in Book 417, Page 547, Office of the Judge of Probate, Shelby County, Alabama, which mortgage currently has an outstanding balance of \$22,230.66.

Grantee herein specifically assumes the obligation of the mortgage heretofore designated.

BOOK 128 PAGE 720

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29
day of April, 19 87

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY County } General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

Fred J. Miller and Corinne L. Miller
Notary Public in and for said County,
JUDGE OF PROBATE

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of April, 1987

Fred J. Miller (Seal)
Corinne L. Miller (Seal)

(Seal)
STATE OF ALA. SHELBY CO. Deed Tax
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAY -5 AM 10:09
Rec 2.50
Ind 1.00
3.50