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This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209

Send Tax Notice To: Craig H. Miller
1809 Indian Hills Road
Pelham, Alabama 35124
address

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 thousand & No/100 (5,000.00) DOLLARS
& the assumption of the mortgage recorded in Real Vol. 30, page 881, Probate Office of Shelby
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, County,
Alabama.

James K. Lawrence, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Craig H. Miller & Rebecca G. Miller
(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 2, in Block 3, according to the survey of First Addition to Indian Hills, Second
Sector, as recorded in Map Book 5 page 7 in the Office of the Judge of Probate of
Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1988.
Subject to restrictions, easements, building lines and agreement in regard to water
system of record.
The grantor does not warrant title to minerals and mining rights.

By acceptance of this deed, grantees agree to assume the debt secured by the above
mortgage.

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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
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, I have hereunto set my hand(s) and seal(s), this 29th
day of January, 19 88

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED:
88 FEB -2 AM 10:20
James K. Lawrence (Seal)
Rec. 250
Ind. 100
8 50 (Seal)
James K. Lawrence (Seal)
General Acknowledgment

STATE OF ALABAMA JEFFERSON COUNTY
I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that James K. Lawrence, a single 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.

Given under my hand and official seal this 29th day of January, A. D., 19 88
Larry L. Halcomb Notary Public.