

SEND TAX NOTICE TO:

(Name) Jack A + Bobbie Miller
(Address) Rt 1, Box 46 Columbiana, Al.

This instrument was prepared by

(Name) John L. Cole, Attorney
P.O. Box 55536
(Address) Birmingham, AL 35255

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand Six Hundred & no/100 (\$14,600.00) DOLLARS

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

Dorothy L. Miller, Donna J. Richards and Barbara Loomis
(herein referred to as grantors) do grant, bargain, sell and convey unto sell an undivided one-half (1/2)
interest to Jack A. Miller, wife, Bobbie Miller and Jack A. Miller, Jr.
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

From the SE corner of Section 31, Township 20 South, Range 1 East, run Westwardly along the Southline of said 1/4 1/4 a distance of 1,349.97 feet to the point of beginning of the property herein described, also being the SE corner of the SW 1/4 of the SE 1/4 of said Section; thence continue along said South line in a straight line a distance of 760.64 feet; thence right 92 degrees 57' a distance of 293.85 feet to a point; thence at an angle to the left of 13 degrees 20' a distance of 78.10 feet; thence right 87 degrees 40' a distance of 1,069.87 feet; thence left 75 degrees 12' a distance of 1,097.22 feet to a point on the South right of way line of a county road; thence right 69 degrees 50' a distance of 619.39 feet to a point on the South right of way line of said road; thence right 109 degrees 39' 30" a distance of 1,723.48 feet to the point of beginning. Situated in Shelby County, Alabama. LESS AND EXCEPT the following tract: From the SE corner of Section 31, Township 20 South, Range 1 East, run Westwardly along the South line of said 1/4 1/4 a distance of 1,349.97 feet to the SE corner of the SW 1/4 of the SE 1/4; thence right 90 degrees 29' 39" a distance of 1,204.56 feet to the point of beginning of the property hereindescribed;

SEE ATTACHED SHEET FOR BALANCE OF LEGAL DESCRIPTION.

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, our have hereunto set our hand(s) and seal(s), this 10th day of June, 1987.

WITNESS:

[Signature] (Seal) Dorothy L. Miller (Seal)
[Signature] (Seal) Donna Richards (Seal)
[Signature] (Seal) Barbara Loomis (Seal)

STATE OF ALABAMA }
LINCOLN COUNTY }

I, Norma Jones, a Notary Public in and for said County, in said State, hereby certify that Dorothy L. Miller whose name SHE 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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, A. D., 1987

Norma Jones

Miller gave the

thence continue in a straight line a distance of 518.92 feet to a point on the South right of way line of a county road; thence left 109 degrees 39' 30" a distance of 223.0 feet; thence left 70 degrees 20' 30" a distance of 518.92 feet; thence left 109 degrees 39' 30" a distance of 223.0 feet to point of beginning. ALSO LESS AND EXCEPT the following tract of land: From the SE corner of Section 31, Township 20 South, Range 1 East, run Westwardly along the South line of said 1/4 1/4 a distance of 1,349.97 feet to the SE corner of the SW 1/4 of the SE 1/4; thence right 90 degrees 29' 30" a distance of 1,723.48 feet to a point on the South right of way line of a county road; thence left 109 degrees 39' 30" a distance of 223.0 feet to the point of beginning herein described; thence continue in a straight line a distance of 223.0 feet; thence left 70 degrees 20' 30" a distance of 518.92 feet; thence left 109 degrees 39' 30" a distance of 223.0 feet; thence left 70 degrees 20' 30" a distance of 518.92 feet to the point of beginning.

Subject to taxes for 1987 not yet due and payable.

Subject to right of way permits and unrecorded easements not of record.

Dorothy L. Miller is the widow of Jesse Eugene Miller whose death was March 21, 1987. Donna J. Richards and Barbara Loomis are the children born of the marriage of Dorothy L. Miller and Jesse E. Miller.

The above described property is not the homestead of Dorothy L. Miller, Donna J. Richards or Barbara Loomis.

STATE OF
COUNTY OF

I, NORMA JONES, a Notary Public in and for
said County, in said State, hereby certify that
DORIS J. RICHARDS 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 SHE
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of
June, 1987.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Norma Jones
Notary Public

My commission expires: 1-24-91

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COUNTY OF

Thomas A. Simonson, Jr.
JUDGE OF PROBATE

I, Marilyn J. Trotter, a Notary Public in and for
said County, in said State, hereby certify that
Barbara Boonies 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 SHE
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of
June, 1987.

1. Deed Tax \$ 1500
2. Mtg. Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 2350

Marilyn J. Trotter
Notary Public
My commission expires: September 12, 1987