

SEND TAX NOTICE TO:
Marshall L. Miller and wife,
(Name) Sara M. Miller
1367 5th Avenue, S.W.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) William J. Wynn, Attorney at Law
2027 2nd Avenue North
(Address) Birmingham, Alabama 35203

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 NINETY-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bobby R. Canant and wife, Vanda H. Canant,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Marshall L. Miller and wife, Sara M. 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:

A parcel of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run North along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 632.89 feet to the beginning point of subject lot; from said point, continue said course along said line 422.0 feet; thence deflect left an angle of 90 deg. for 372.57 feet to the center of the Southern Natural Gas pipeline; thence deflect left 107 deg. for 439.67 feet to the North line of a survey on the Westwood Church lot; deflect left 73 deg. and run along the line of said Church lot, 249.19 feet to the beginning point; being situated in Shelby County, Alabama.

BOOK 211 PAGE 574

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 1989.
- 2. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 280, Page 333, in the Probate Office of Shelby County, Alabama.
- 3. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 90, Page 445, and Deed Book 112, Page 364, in said Probate Office.
- 4. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

(\$91,050.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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, we have hereunto set our hand(s) and seal(s), this 26th day of October, 1988

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 NOV 1 AM 10:24
JUDGE OF PROBATE

1. Deed Tax \$ 7.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.50

Bobby R. Canant (Seal)
Bobby R. Canant
Vanda H. Canant (Seal)
Vanda H. Canant

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby R. Canant and wife, Vanda H. Canant, whose names 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 26th day of October, A. D., 19 88

[Signature]
Notary Public