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This instrument was prepared by:
(Name) JAMES R. MONCUS, JR.
(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

Send Tax Notice to:
(Name) DONNIE R. MILLER
(Address) 14 ASHEFORD CIRCLE
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100 (\$80,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARY JANE TOWNSEND, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto
DONNIE R. MILLER AND VETA M. MILLER

(herein referred to as GRANTEES 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 14-A, ACCORDING TO A RESURVEY OF LOTS 14, 15, 16 AND 17 AMENDED MAP OF
CHASE PLANTATION, AS RECORDED IN MAP BOOK 8 PAGE 92, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

\$72,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HERewith.

BOOK 228 PAGE 737

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

89 MAR -3 AM 9:02

Thomas R. Saunders, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 800
2. Mtg Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1150

TO HAVE AND TO HOLD to the said GRANTEES 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 for 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 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 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 28TH
day of FEBRUARY, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

Mary Jane Townsend (Seal)
MARY JANE TOWNSEND

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that MARY JANE TOWNSEND, AN UNMARRIED WOMAN
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 28TH day of FEBRUARY A.D., 19 89

02-23-92

My Commission Expires

Thomas R. Saunders, Jr.
Notary Public