

Send tax notice to:
Mark L. Miller
Margaret Stockham Miller
2940 ARGYLE ROAD
Birmingham, AL 35213

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-four Thousand Five Hundred and No/100 Dollars (\$84,500.00) in hand paid to the undersigned Cahaba Valley Partnership, an Alabama general partnership (hereinafter referred to as "Grantor") by Mark L. Miller and Margaret Stockham Miller (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Cahaba Valley Office Park, as recorded in Map Book 10, page 80, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/14th interest in the common area as described in the Restrictive Covenants referred to hereinbelow.

TO HAVE AND TO HOLD to 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, subject, however, to the following:

1. Ad valorem taxes for the year 1990, which said taxes are not due or payable until October 1, 1990.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 109, page 498; Deed Book 126, page 179; Deed Book 127, page 336; and Deed Book 134, page 549.
3. Restrictions appearing of record in Book 114, page 865.
4. Easements and building line as shown on recorded map.
5. Easements, restrictions, reservations, and rights-of-way of record.

Grantees, by acceptance hereof, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, provisions, and conditions set forth in or referred to by reference in the aforesaid Restrictive Covenants recorded in Book 114, page 865.

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Birmingham, Alabama

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Said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Avery A. Clenney as President of Brentwood Properties, an Alabama corporation, in its capacity as General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal this 11th day of December, 1989.

CAHABA VALLEY PARTNERSHIP

By: BRENTWOOD PROPERTIES

By Avery A. Clenney
Avery A. Clenney
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Avery A. Clenney, whose name as President of Brentwood Properties, an Alabama corporation, in its capacity as General Partner of Cahaba Valley Partnership, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as General Partner on the day the same bears date.

Given under my hand and official seal this the 11th day of December, 1989.

[Signature]
Notary Public

My commission expires 6/10/89

[NOTARIAL SEAL]

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

89 DEC 12 AM 10:05

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 84.50
2. [unclear]	\$
3. [unclear]	5.00
4. [unclear]	3.00
5. [unclear]	
6. [unclear]	1.00
Total	\$ 93.50

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