

GRANTEES' ADDRESS:  
113 Mountain Parkway  
Maylene, Alabama 35114

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**  
P. O. Box 557  
Columbiana, Alabama 35051

1634

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Six Thousand Seven Hundred Seventy-Nine and 72/100 DOLLARS Assumptor assumes and agrees to pay Mortgage to City Federal S&L recorded in Real Book 096-837 and assigned to SouthTrust Mortgage Corp. Real Book 100-page 387, Shelby County Probate Office to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, the said

Dennis H. Agnew, a single man

herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph E. Miller and Sandra L. 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 47, according to Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, page 152, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1991.
  2. Building setback line of 35 feet reserved from Mountain Parkway as shown by plat.
  3. Public utility easements as shown by recorded plat, including 7.5 easement on South and West sides.
  4. Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 31, page 490, in the Probate Office.
  5. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, page 526, in Probate Office.
  6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 321, page 911, in the Probate Office.
  7. Mineral and Mining rights excepted.
- \*\$5,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 25th day of January, 1991.

WITNESS:

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

*Dennis H. Agnew* (Seal)  
Dennis H. Agnew (Seal)

91 JAN 28 PM 2:18 (Seal)

*William C. Justice, Jr.* (Seal)  
JUDGE OF PROBATE

1. Deed Tax	\$ 62.50 (Seal)
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 71.00

General Acknowledgment

STATE OF ALABAMA

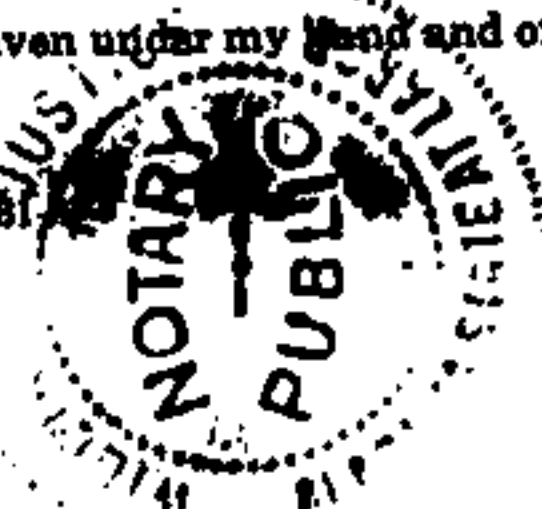
Shelby COUNTY

the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Dennis H. Agnew, 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 25th day of January, A. D. 1991

Form 81



*William C. Justice, Jr.*  
Notary Public.

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