

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: JOSEPH H. MYERS, JR. AND WIFE, SUSAN ANNIE MYERS  
1746 Tecumseh Trail, Pelham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THREE THOUSAND FIVE HUNDRED FORTY SIX AND 25/100 Dollars (\$53,546.25) to the undersigned Grantor or Grantors, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I (We), JOHN H. MILLER, JR. AND WIFE, CAROL M. MILLER (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, JOSEPH H. MYERS, JR. AND WIFE, SUSAN ANNIE MYERS (herein referred to as GRANTEE) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY/JEFFERSON County, Alabama, to-wit:



Unit 17-2 in Windhover, a Condominium, located at Old Rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1973, in Real Volume 1197, Page 689, in the Probate Office of Jefferson County, Alabama and in Misc. Book 12, Page 1 in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85, and in Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, in Misc. Book 18, Page 163, in Misc. Book 24, Page 465, in Misc. Book 24, Page 468, in Misc. Book 26, Page 329, Misc. Book 26, Page 337, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as it may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32, in Map Book 111, Page 34, and in Map Book 115, Page 5, in Map Book 116, Page 76, and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, in Map Book 7, Page 81, and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEE 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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), this 28TH day of FEBRUARY, 1990.

 (SEAL)  
JOHN N. MILLER, JR.  
 (SEAL)  
CAROL N. MILLER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN N. MILLER, JR. AND WIFE, CAROL N. MILLER, whose name(s) 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 foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 28TH day of FEBRUARY, 1990.

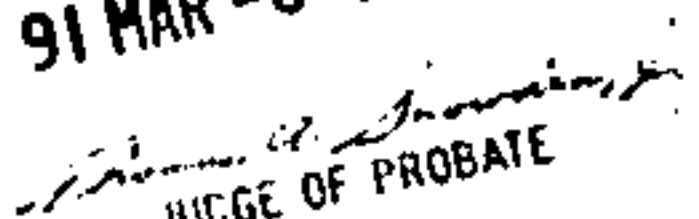
My Commission Expires: 10/29/94

  
Notary Public

BOOK 332 PAGE 276

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

91 MAR -6 PM 3:23

  
JUDGE OF PROBATE

1. Dead Tax	54.00
2. Mig. Tax	0.00
3. Recording Fee	8.75
4. Indexing Fee	2.00
5. Notary Fee	1.00
6. Certified Fee	0.00
Total	65.75