

This instrument was prepared by:  
(Name) Mason & Fitzpatrick, P.  
(Address) \_\_\_\_\_

Send Tax Notice to:  
(Name) Mr. Todd Sterling Miller  
(Address) 2121 Diane Circle  
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND ONE HUNDRED AND NO/100ths (\$9,100.00) -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Edward K. Mort, III, and wife, Debora K. Mort  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Todd Sterling Miller

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Scottsdale, Second Addition, as recorded in Map Book 7 page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY EDWARD K. MORT, III AND WIFE, DEBORA K. MORT AND DELIVERED TO ALTUS MORTGAGE CORP., IN THE AMOUNT OF \$72,971.00 DATED MAY 25, 1988, AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 187 PAGE 949, SAID MORTGAGE WAS ASSIGNED TO ALTUS BANK, A FEDERAL SAVINGS BANK IN REAL 187 PAGE 954, WHICH WAS RE-RECORDED IN REAL 213 PAGE 332; AND LAST ASSIGNED TO SOUTHTRUST MORTGAGE CORPORATION IN REAL 223 PAGE 229, IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATION TO REPAY THE DEBT.

1. Deed Tax ----- \$ 9.50  
2. Mfg. Tax ----- \$ 0.00  
3. Recording Fee ----- \$ 3.50  
4. Indexing Fee ----- \$ 3.00  
5. Notary Fee ----- \$ 1.00  
6. Certified Fee ----- \$ 0.00  
Total ----- \$ 16.00

91 MAY -1 AM 10:16  
JUDGE OF PROBATE

BOOK 340 PAGE 770

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 26th day of April, 19 91

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Edward K. Mort, III (Seal)  
Debora K. Mort (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby County } General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that Edward K. Mort, III and wife, Debora K. Mort

whose name(s) are signed to the foregoing conveyance, and who are is 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 April, 19 91

3-5-95 MY COMMISSION EXPIRES 3-5-95 Notary Public