

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. John M. Miller
(Address) 4825 Caldwell Mill Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$108,500.00)

That in consideration of ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David T. Stewart and wife, Mary Carol Stewart
(herein referred to as grantors) do grant, bargain, sell and convey unto
John M. Miller and wife, Annette K. 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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 34, according to the map and survey of Old Mill Trace, Second Sector, as recorded in Map Book 8 page 156 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$96,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 12.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 18.50

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 of such survivor forever.

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, we have hereunto set our hand(s) and seal(s), this 27th day of November, 19 91

WITNESS

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

91 DEC -9 AM 9:19 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David T. Stewart and wife, Mary Carol Stewart whose names 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, A.D., 19 91

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95