

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To:  
Michael Frank Miller  
3109 Chestnut Oak Drive  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty seven thousand four hundred & No/100 (137,400.00)

to the undersigned grantor, Harbar Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael Frank Miller & Barbara C. Miller

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of The Fairways at Riverchase, recorded in Map Book  
13, page 18, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to easement on Rear and thru middle of lot of undetermined size as shown by  
recorded Map.

Subject to Agreement with Alabama Power Company recorded in Real 224, page 182, in  
the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Real 224, page  
195, in the Probate Office of Shelby County, Alabama.

Subject to right of way to Southern Bell Telephone and Telegraph Company, recorded  
in Real 3433, page 203, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. Volume 14, page 536; Misc. Volume  
17, page 550; Misc. Volume 34, page 549; Real 218, page 800 and Real 212, page 575,  
in the Probate Office of Shelby County, Alabama.

1. Deed Tax	\$ 30.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 37.00

\$107,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, Denney Barrow  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 1991

ATTEST:

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

Harbar Construction Company, Inc.  
By Denney Barrow Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

91 DEC 26 AM 9:38

I, Larry L. Halcomb, JUDGE OF PROBATE  
State, hereby certify that Denney Barrow  
whose name as Vice President of Harbar Construction Company, Inc.,  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 18th day of

December 19 91

Larry L. Halcomb

Notary Public