

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR--LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty One Thousand One Hundred and no/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HAROLD A. MILLER AND WIFE, JULIA FAYE MILLER

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

JENNIFER L. DENSON, A SINGLE WOMAN

(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, together with every contingent remainder and right of reversion, the following described real estate situated

in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

Inst # 1992-18396

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, together with every contingent remainder and right of reversion.

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, have hereunto set their hand(s) and seal(s), this 27 day of August, 1992.

WITNESS:

.....(Seal).....
.....(Seal).....
.....(Seal).....
.....(Seal).....

Harold A. Miller
HAROLD A. MILLER
Julia Faye Miller
JULIA FAYE MILLER
.....(Seal).....

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Mary Lee Reynolds, a Notary Public in and for said County, in said State, hereby certify that Harold A. Miller and Julia Faye Miller whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, A. D., 1992.

Jennifer L. Denson
PO Box 42 Hwy 25
Vandiver, AL 35176

Mary Lee Reynolds
Notary Public.

MY COMMISSION EXPIRES JUNE 21, 1996

EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 1

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE OF 870.20 FEET; THENCE RIGHT 89 - 43 - 49 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 586.37 FEET; THENCE RIGHT 110 - 40 - 01 A DISTANCE OF 309.94 FEET; THENCE RIGHT 69 - 19 - 59 A DISTANCE OF 472.43 FEET; THENCE RIGHT 86 - 39 - 59 TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 3 - 36 - 12 AND A RADIUS OF 2989.68 FEET AN ARC DISTANCE OF 188.02 FEET; THENCE CONTINUE ALONG THE TANGENT OF SAID CURVE A DISTANCE OF 101.94 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINS 3.7. ACRES MORE OR LESS.

Lot 2

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST RUN NORTHERLY A DISTANCE OF 1130.20 FEET; THENCE RIGHT 89 - 43 - 49 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 683.22 FEET; THENCE RIGHT 110 - 40 - 01 A DISTANCE OF 277.88 FEET; THENCE RIGHT 69 - 19 - 59 A DISTANCE OF 586.37 FEET; THENCE RIGHT 90 - 16 - 10 A DISTANCE OF 260.14 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.5 ACRES MORE OR LESS.

Inst # 1992-18396

08/28/1992-18396
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.50