

(Name) Robert P. Miller
Bobbie Miller
(Address) 4946 Indian Valley Road
Birmingham, AL 35244

This instrument was prepared by
Claude M. Moncus
(Name) Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, (\$106,500.00)

That in consideration of One Hundred Six Thousand Five Hundred and 00/100***** DOLLARS

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

David A. Smith and wife, Lori Leath Smith

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

Robert P. Miller and wife, Bobbie Miller

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 1, in Block 2, according to the map and survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993.

\$95,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-29294

12/08/1992-29294
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, We have hereunto set our hand(s) and seal(s), this 24th

day of November, 19 92.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

David A. Smith (Seal)
David A. Smith
Lori Leath Smith (Seal)
Lori Leath Smith (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that David A. Smith and wife, Lori Leath Smith 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 24th day of November A. D., 19 92

My Commission Expires: 12/28/95

Claude M. Moncus
Notary Public.