

This instrument was prepared by

(Name) James D. Forstman

(Address) Suite 325, Park Place Tower, Birmingham, AL. 35203

Form 1-1-5 Rev. 1-86

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 a Promissory Note in the amount of Ten Thousand ~~Eight Hundred Dollars (\$10,800.00)~~ ~~XXXXXX~~

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

Vaughn Black, a single man and Tonya Ballard, 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:

Legal Description:

From the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East; run east along the south line of said section a distance of 444.73 feet to the point of beginning; thence, continue in a straight line a distance of 223.86 feet; thence left 89'-33'-10" a distance of 660.00 feet; thence, left 90'-00'-00" a distance of 263.06 feet; thence, left 109'-25'-21" to the tangent of a curve to the right having a radius of 259.56 feet and a delta of 17'-01'-25" run an arc distance of 77.12 feet; thence continue along the tangent of said curve a distance of 586.82 feet to the point of beginning. Said property contains 3.6 acres more or less. Less and except a 10 foot easement along the north line of said property for ingress and egress.

(See attached Exhibit "A")

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, we have hereunto set our hand(s) and seal(s), this 31<sup>st</sup> day of July, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

Harold A. Miller

Harold A. Miller (Seal)

Julia Faye Miller

Julia Faye Miller (Seal)

(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 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 31 day of July, A. D., 1992

Mary Lee Reynolds

Notary Public.

EXHIBIT "A"

NOTICE TO MAKER:

The property you are financing the purchase of is subject to a prior promissory note and mortgage in favor of First Alabama Bank, dated July 21, 1988, and recorded in Book 196 at page 646 in the office of the Judge of Probate of Shelby County, Alabama, and any renewals or extensions of said note. The property you are purchasing will be released from the lien of the note and mortgage in favor of First Alabama Bank upon full payment of the purchase price of this property, provided that the holders of this note deliver that payment to First Alabama bank. The release will be a partial release of only that property securing this note. If there is a default to First Alabama Bank on the payment due by Harold A. Miller and Julia Faye Miller, then First Alabama Bank may exercise its rights of collection under the terms of its note and mortgage, including the right to foreclose its mortgage and seizure of the property you are purchasing.



SCALE: 1"=300'

● = 1/2" CAPPED REBAR SET

CHERT ROAD

R= 259.58'  
Δ= 17°-01'-25"  
L= 77.12'  
C= 76.84'

100' R.O.W. RAILROAD TRACK

10' EASEMENT

S.W. COR. S.E. 1/4,  
S.W. 1/4, SEC. 3,  
T-19-S, R-2-E

444.73'

586.82'

668.00'

3.6 AC±

91°-57'-25"

223.86'

81°-35'-41"

STATE OF ALABAMA  
SHELBY COUNTY

I, VAN MARCUS PEAVY, A REGISTERED SURVEYOR OF THE STATE OF ALABAMA, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT PLAT OF THE LAND SHOWN HEREON AND SO SURVEYED BY ME THIS 6th DAY OF JUNE, 1992; AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. THIS LAND DOES NOT LIE IN A FLOOD HAZARD ZONE.

LEGAL DESCRIPTION:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST; RUN EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 444.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 223.86 FEET; THENCE LEFT 89°-33'-18" A DISTANCE OF 668.00 FEET; THENCE LEFT 98°-00'-00" A DISTANCE OF 263.86 FEET; THENCE LEFT 109°-25'-21" TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 259.56 FEET AND A DELTA OF 17°-01'-25" RUN AN ARC DISTANCE OF 77.12 FEET; THENCE CONTINUE ALONG THE TANGENT OF SAID CURVE A DISTANCE OF 586.82 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 3.6 ACRES MORE OR LESS, LESS AND EXCEPT A 10 FOOT EASEMENT ALONG THE NORTH LINE OF SAID PROPERTY FOR INGRESS AND EGRESS.

*Van Marcus Peavy*  
ALA. REG. NO. 18881

Harold Miller

Peavy Land Surveying

349 STONEBRIDGE ROAD  
BIRMINGHAM, ALABAMA 35218  
(956-6886)

6-6-92

04/12/1993-01030  
10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

003 MCD

22.50

Shelby County Judge of Probate

*Black*