

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Larry L. & Cecelia K. Miller
211-A Yeager Parkway
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Ten Thousand and No/100 (\$210,000.00) Dollars to the undersigned grantor, Roy Martin Construction, Inc., a corporation, in hand paid by Larry L. Miller and Cecelia K. Miller, the receipt whereof is hereby acknowledged, the said Roy Martin Construction, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Larry L. Miller and Cecelia K. Miller (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest Quarter of Section 13, Township 20 South, Range 3 West, in the City of Pelham, Shelby County, Alabama; described as follows: Begin at the Northeast corner of Lot One of a Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot One a distance of 35.44 feet to a point on the Northwest right-of-way of Yeager Parkway (70 foot right-of-way), said point being on a clockwise curve having a delta angle of 09 deg. 51 min. 44 sec. and a radius of 1467.26 feet; thence turn left 152 deg. 20 min. 26 sec. to tangent and run Northeast along the arc of said curve 252.56 feet to the point of a counter-clockwise curve having a radius of 128 deg. 31 min. 18 sec. and a radius of 19.40 feet; thence run along the arc of said curve 43.52 feet; thence continue West along the South right-of-way of Laurel Court (50 foot right-of-way) as shown on the map of Laurel Cliffs, First Addition as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate distance of 120.15 feet; thence turn left 89 deg. 00 min. 00 sec. and run South along the East line of Lots Nine through Two of a Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35, a distance of 207.00 feet (deed) 206.22 feet (measured) to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 517; Deed 105, Page 22; Deed 170, Page 290, and Deed 208, Page 653, in Probate Office; (3) Agreement with Alabama Power Company as to underground cables recorded in Real 172, Page 428, and covenants pertaining thereto recorded in Real 172, Page 422, in said Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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\$210,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

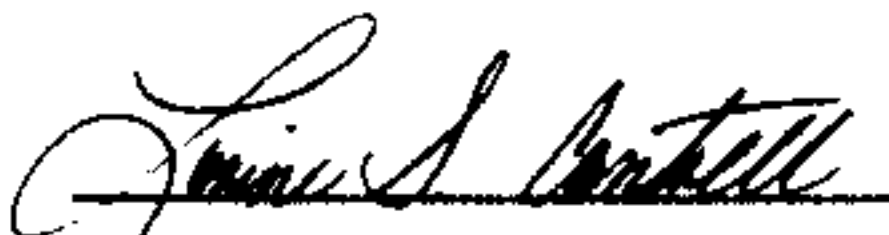
TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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.

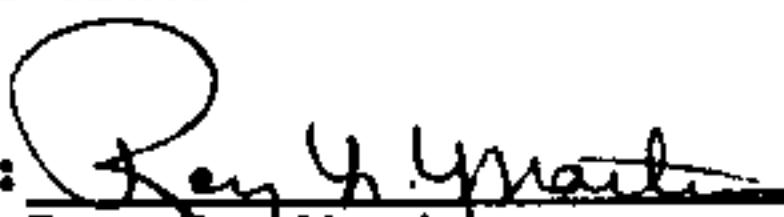
And said Roy Martin Construction, Inc., a corporation, does for itself, its successors and assigns, covenant with said Larry L. Miller and Cecelia K. Miller, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 27th day of January, 1993.

WITNESSES:

ROY MARTIN CONSTRUCTION, INC.

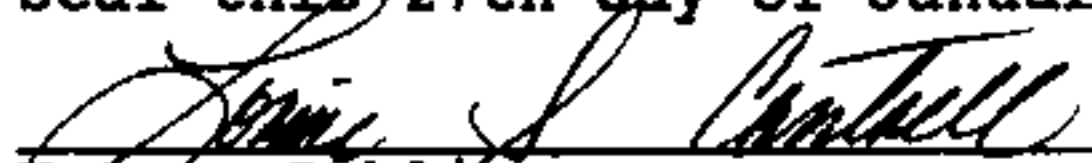


By: 
Roy L. Martin
As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as President of Roy Martin Construction, 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 seal this 27th day of January, 1993.



Notary Public

My Commission Expires: 6-21-93

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