

This instrument was prepared by

(Name) James D. Forstman

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

Form 1-1-6 Rev. 1-88

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 FIVE THOUSAND DOLLARS and the execution of a first mortgage in the amount of \$20,000.00/xx

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

✓ Karen Randolph Joines, and wife, Ann H. Joines

(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 SCHEDULE "A"

Inst # 1993-07774

03/23/1993-07774
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 14.00

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 2nd day of January, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Harold A. Miller
Julia Faye Miller
(Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Edgar M. Finn, 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 2nd day of January, A. D., 1993.

P.O. Box 4
Vincennes, AL
35778

Edgar M. Finn

Notary Public.

From the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East, run North along the East line of said 1/4 a distance of 684.85 feet to a 1/2" capped rebar being the point of beginning; thence continue in a straight line a distance of 2242.11 feet; thence left 89'-12"-20 deg. a distance of 562.80 feet to the East R.O.W. line of a railroad; thence left 93'-57"-55 deg. along the R.O. W. of said railroad a distance of 2252.75 feet; thence turn left 86'-44"-54 deg. a distance of 438.14 feet to the point of beginning. Said parcel contains 25.8 acres more or less. Less and except easements for Ala. Power Co. and Colonial Pipeline as shown on survey.

AND ALSO:

From the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 19 South, Range 2 East; a 1/2" capped rebar being the point of beginning; run South along the East line of said 1/4 a distance of 1090.34 feet to a 1/2" capped rebar on the East R.O.W. of a railroad; thence right 144'-252-38 deg. a distance of 111.39 feet; thence along a curve to the right having a radius of 1727.64 feet an arch distance of 857.28 feet; thence continue along the tangent of said curve a distance of 195.78 feet; thence right 94'-57"-00 deg. a distance of 398.45 feet to the point of beginning, said parcel contains 6.5 acres more or less.

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SA M
JFR