

SEND TAX NOTICE TO:  
Leif E. Milliron  
# 5 Snow Drive  
Saginaw, Alabama 35137

This instrument was prepared by  
NEWMAN & SEXTON, Attorneys at Law  
3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )  
~~DEKALB COUNTY~~ )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and 00/100 Dollars (\$17,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dixie Cardwell Kottkamp, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lief E. Milliron and Amy M. Milliron

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 section, thence North along the west line thereof a distance of 412.00 feet to the point of beginning; thence continue north along said line a distance of 150.00 feet; thence 89 degrees 02 minutes 37 seconds right and run East a distance of 575.73 feet to a point in the centerline of a drive; thence 70 degrees 40 minutes right and run Southeast along the centerline of said drive a distance of 158.94 feet; thence 109 degrees 20 minutes right and run west a distance of 630.85 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence North along west line thereof a distance of 562.00 feet to the point of beginning; thence continue north along said line a distance of 150.00 feet; thence right 89 degrees 02 minutes 37 seconds and run east a distance of 334.00 feet; thence left 90 degrees and run a distance of 35.00 feet; thence right 90 degrees and run east a distance of 174.33 feet; thence right 70 degrees 40 minutes and run southeast a distance of 196.03 feet; thence right 109 degrees 20 minutes and run west a distance of 575.73 feet to the point of beginning; being situated in Shelby County, Alabama.

This property is conveyed subject to outstanding taxes accrued for 1993, but not yet payable, as well as easements, restrictions, covenants and rights of way of record.

Grantor warrants that no part of the above property constitutes her homestead or that of her spouse.

Grantor does not guarantee that this property has access to public water.

08/05/1993-23084  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

First Family Fin. Inc.  
3594 Pelham Pkwy Suite 102  
Pelham, AL 35124

Inst # 1993-23084

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

3rd IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day of August, 1993.

Dixie Cardwell Kottkamp (Seal)  
Dixie Cardwell Kottkamp

\_\_\_\_\_(Seal)

STATE OF ALABAMA )  
SHELBY )  
~~JACKSON~~ COUNTY )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dixie Cardell Kottkamp, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of August, 1993.

Alley R. Brown  
Notary Public  
My COMMISSION EXPIRES 1-2-96

Inst # 1993-23084

08/05/1993-23084  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00