

This instrument was prepared by
(Name) Roderick K. Nelson
Lamar, Nelson & Miller, P.C.
(Address) 1600 Financial Center
505 North 20th Street
Birmingham, Alabama 35203

Send Tax Notice To: _____
name _____
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY \$500.00 - minimum

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bruce Dean Miller, married male, Donald Kent Miller, married male, Craig Haven Miller, married male, Marilyn Chris Miller Monceret, married female
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marilyn Chris Miller Monceret and Timothy Monceret

(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 29, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Inst # 1994-07904

Subject to easements and restrictions of record. 03/10/1994-07904

02:55 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

The above listed grantors constitute all the heirs at law under the Estate of Ernest L. Miller which is filed in Shelby County Probate Court, Case Number 31-065.

Said property does not constitute the homestead of any of the grantors listed above.

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 _____

day of _____, 19 94

WITNESS:

Bruce Dean Miller (Seal)

Craig Haven Miller (Seal)

(Seal)

Donald Kent Miller (Seal)

Marilyn Chris Miller Monceret (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, Wanda G. Gant a Notary Public in and for said County, in said State, hereby certify that Bruce Dean Miller, Donald Kent Miller, Craig Haven Miller, Marilyn Chris Miller Monceret are _____
whose name _____ 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 _____ have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of March A. D., 19 94

Wanda G. Gant

Notary Public.