

This instrument was prepared by

Send Tax Notice To: Barry Lee Miller
name

(Name) Lamar Ham

1054 Country Club Circle
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED EIGHTY FOUR THOUSAND AND NO/100-----
----- DOLLARS (\$484,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
M. E. Padgett, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Barry Lee Miller and Linda W. Walker

(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 3418, according to the Survey of Riverchase Country Club, 34th Addition as
recorded in Map Book 15, Page 32 in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 435,600.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1994-10384

03/30/1994-10384
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
57.00

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, I have hereunto set my hand(s) and seal(s), this 23rd
day of March, 19 94.

(Seal)

(Seal)

(Seal)

M. E. Padgett
M. E. Padgett (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
M. E. Padgett, an unmarried man
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23rd day of March A.D., 19 94

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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