

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JUDITH COLEMAN MILLER
151 ASHFORD LANE
ALABASTER, AL 35007

Inst # 1994-30375

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FOURTEEN THOUSAND FOUR HUNDRED and 00/100 (\$114,400.00) DOLLARS to the undersigned grantor, JAW, INC. a corporation; in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JUDITH COLEMAN MILLER, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF THE THIRD ADDITION TO ASHFORD HEIGHTS, AS RECORDED IN MAP BOOK 17 PAGE 144 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Public easements as shown by recorded plat, including 10 feet on the Northerly side of lot.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17 page 144 in Probate Office.
4. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 337 page 214 in Probate Office.

\$69,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JAW, INC., A CORPORATION, by its PRESIDENT, ALLEN WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 3rd day of October, 1994.

10/06/1994-30375
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HED 57.00

By:  JAW, INC.
ALLEN WRIGHT, PRESIDENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALLEN WRIGHT, whose name as PRESIDENT of JAW, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 3rd day of October, 1994.


Notary Public

My commission expires: 7/16/98

Inst # 1994-30375

10/06/1994-30375
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 57.00