

(Name) Robert Monroe Miller
209 Carl Nichols Drive
(Address) Pelham, Alabama 35124

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harry Edward Logue, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Monroe Miller and wife, Theresa F. Miller

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

County, Alabama to-wit:

Lot 18, Block 1, according to a Resurvey of Laurel Cliffs as recorded in Map Book 12 page 35 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

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1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
 2. Public easements as shown by recorded plat, including 10 feet on the Northerly and 5 feet on the Westerly and Southerly sides of lot.
 3. Restrictions, covenants and conditions as set out in instrument(s) recorded in in Real 209 page 886 and Real 172 page 428 in Probate Office.
 4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 517; Deed 105 page 22 and Deed 170 page 290 in Probate Office.
 5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 208 page 653 in Probate Office.
 6. Agreement with Alabama Power Company as to underground cables recorded in Real 172 page 422 and covenants pertaining thereto recorded in Real 172 page 428 in Probate Office.
 7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

\$52,200.00 of the purchase price was paid from a mortgage executed simultaneously herewith.

The above described property constitutes no part of the homestead of the grantor or the spouse of the grantor.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 12th

day of October, 19 94.

(Seal)

(Seal)

(Seal)

Harry Edward Logue (Seal)
 10/12/1994-31031 (Seal)
 01:16 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE (Seal)
 001 MCD 15.50

COUNTY

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Harry Edward Logue, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October A. D., 19 94

day of October

Notary Public.