

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Frank C. Morton

name

3083 Thrasher Lane

address

Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY SIX THOUSAND AND NO/100-----
-----DOLLARS (\$166,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Scott R. Miller and wife, Joanne S. Miller

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

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

Lot 46, according to the Survey of Audubon Forest, First Addition, as recorded
in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, 35 foot building line, easements, and right-of-way,
of record.

\$ 157,700.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1995-16142

06/21/1995-16142
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 17.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 16th
day of June, 19 95

_____(Seal)

_____(Seal)

_____(Seal)

Scott R. Miller (Seal)

Joanne S. Miller (Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Scott R. Miller and wife, Joanne S. Miller

whose name(s) are 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 they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 16th day of June A.D., 19 95

Larry L. Halcomb

Notary Public

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