

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Kyle D. Floyd and
Carole A. Floyd

STATE OF ALABAMA)
)
SHELBY COUNTY)

380 Windmill Drive
Montevallo, Alabama 35115

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FORTY-ONE THOUSAND AND 00/100 (\$ 41,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, NANCY A. MILLER, AN UNMARRIED WOMAN. herein referred to as Grantor, do grant, bargain, sell and convey unto KYLE D. FLOYD AND WIFE, CAROLE A. FLOYD, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 East, and run North along the East line of said 1/4 1/4 for 354.5 feet; thence turn 87 degrees, 32 minutes, 28 seconds left and run for 1429.71 feet to the Southeasterly right of way of Shelby County Road #61; thence turn 73 degrees, 07 minutes, 57 seconds left and run Southwesterly along said right of way for 535.77 feet; thence turn 108 degrees, 24 minutes, 55 seconds left and run 269.17 feet; thence turn 89 degrees, 50 minutes, 15 seconds left and run for 85.25 feet; thence 89 degrees, 44 minutes, 32 seconds right and run for 1336.09 feet to the point of beginning.

Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: 1. Ad Valorem taxes for the year 1996 and subsequent years. 2. Right of way granted to Alabama Power Company recorded in Volume 107, page 181; Volume 113, page 122 and Volume 164, page 376. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

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 do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

07/01/1996-21170
03:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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1996-21170

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
1st day of July, 1996.

Nancy A Miller
Nancy A. Miller

(SEAL)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy A. Miller, an unmarried woman, whose names are 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, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 1st day of July,
1996.

John Russell Roth
Notary Public

This instrument ~~was~~ prepared by:

John Burdette Bates, Attorney at Law
#10•Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1996-21170

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SHELBY COUNTY JUDGE OF PROBATE

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