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This instrument was prepared by:  
(Name) STEWART & ASSOCIATES, P.C.  
(Address) 3800 Colonnade Parkway, Suite 650  
Birmingham, AL 35243

Send Tax Notice to:  
(Name) WILLIAM A. MILLER  
(Address) 2436 Maury Drive  
Hoover, AL 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND AND NO/100 (\$178,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, DIANA L. KRAMER, an unmarried woman (herein referred to as grantors), do grant, bargain, sell and convey unto WILLIAM A. MILLER and DONNA MILLER (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 7, according to the amended map of Altadena Woods, Fourth Sector, as recorded in Map Book 19, Page 128, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$160000.00 of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and to be recorded simultaneously herewith.

Diana L. Kramer is the surviving grantee of deed recorded in Real 264, Page 525 in the Probate Office of Shelby County, Alabama, the other grantee, Charles R. Kramer, having died on or about Oct. 17, 1990.

09/03/1996-28925  
03:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 26.50

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 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 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 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 28th day of August, 19 96.

WITNESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)  
Diana L. Kramer (Seal)  
DIANA L. KRAMER (Seal)  
\_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
JEFFERSON County } General Acknowledgment  
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana L. Kramer, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal, this 28th day of August, A.D., 19 96.  
1-3-00 My Commission Expires  
Stewart Notary Public

28925-1996-09