

SEND TAX NOTICE TO:

(Name) Fred Pickard

(Address) 1611 21st Street S.
Birmingham, Al 35025

This instrument was prepared by

(Name) Fred Pickard, Attorney at Law

(Address) 1611 21st Street, South, Birmingham, Alabama 35205

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 500.00

That in consideration of Ten dollars and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, or we,
JUDITH B. MILNER

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

THOMAS M. MILNER and JUDITH B. MILNER

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

Parcel of land located in the NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of Lot 7, Block 2 of Cherokee Forest, First Sector as recorded in Map Book 5, page 17, in the Probate Office of Shelby County, Alabama, thence in an Easterly direction along the projection of the northerly line of said Lot 7 a distance of 250 feet, thence 90° right in a southerly direction a distance of 477 feet to the point of beginning, thence continue along last described course a distance of 200 feet, thence 90° left in an Easterly direction a distance of 435 feet, thence 90° left in a northerly direction a distance of 200 feet, thence 90° left in a Westerly direction a distance of 435 feet to point of beginning.

A parcel of land located in the NE $\frac{1}{4}$ of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the northeast corner of Lot 7, Block 2 of Cherokee Forest, first Sector, as recorded in Map Book 5, page 17, in the Office of the Judge of Probate of Shelby County, Alabama, thence in an easterly direction along the projection of the northerly line of said Lot 7 a distance of 250 feet thence 90° right in a Southerly direction a distance of 427 feet to the point of beginning; thence continue along last describe course a distance of 50 feet; thence 90° left in a Easterly direction a distance of 435 feet, thence 90° left in a Northerly direction a distance of 50 feet; thence 90° left in a Westerly direction a distance of 435 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject To Any Existing Mortgage.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this 27 day of September, 1996

(Seal)

(Seal)

(Seal)

Judith B. Milner (Seal)
09/27/1996-31980
01:03 PM CERTIFIED
SHELBY COUNTY, ALABAMA
001 NC3 9:00 (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Suzanne Smith, a Notary Public in and for said County, in said State, hereby certify that Judith B. Milner 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of Sept, A. D., 1996

Suzanne Smith
Notary Public.

Aug 19, 2000

09727/1996-31980
Inst # 1996-31980