

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Thousand and NO/100 (\$8000.00) Dollars and other good and valuable consideration to the undersigned, **Harold Miller** and wife, **Julia Faye Miller** herein referred to as Grantors, in hand paid by **William C. Davis** and wife, **Doris F. Davis** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East, run North along the West line of said 1/4-1/4 a distance of 1157.61 feet; thence left 41 deg. 28' 02" a distance of 311.00 feet; thence right 50 deg. 29' 12" a distance of 203.26 feet to the Point of Beginning; thence continue in a straight line a distance of 242.13 feet; thence right 80 deg. 55' 53" a distance of 877.99 feet to the West right-of-way line of a railroad track; thence right 87 deg. 22' 03" a distance of 239.36 feet along the right-of-way line of said railroad; thence right 92 deg. 37' 57" a distance of 927.14 feet to the Point of Beginning. Said property contains 4.9 acres more or less. Less and except an easement for Colonial Pipeline as shown on survey.

Title not examined by Preparer.

Description furnished by Grantors.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 5th day of June, 1996.

Harold Miller
Harold Miller

Julia Faye Miller
Julia Faye Miller

1645 Cleveland Ave
Birmingham AL 35211

11/08/1996-37301
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00

Inst # 1996-37301

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Harold Miller and wife, Julia Faye Miller whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 1996.

Mary Lee Reynolds
NOTARY PUBLIC

My Commission Expires: 6-21-96

*Notary for St of Ala.
State at Large*

This document prepared by:

A. Bruce Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
William C. and Doris F. Davis

Inst # 1996-37301

11/08/1996-37301
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
19.00