

Prepared without benefit of current survey. Attorney makes no certification as to legal description.

Send Tax Notice To:
Leo H. Miller
907 Mission Hills Road
Montevallo, Alabama 35115

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Eighty Seven Thousand Dollars and no/100 (\$87,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Alan B. Given and wife, Deborah W. Given** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Leo H. Miller, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes and assessments for the year 1997 and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Coal, oil gas and other mineral interests in, to or under the land herein described.
3. Less and Except any part of subject property lying within a road right of way.
4. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$78,300.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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.

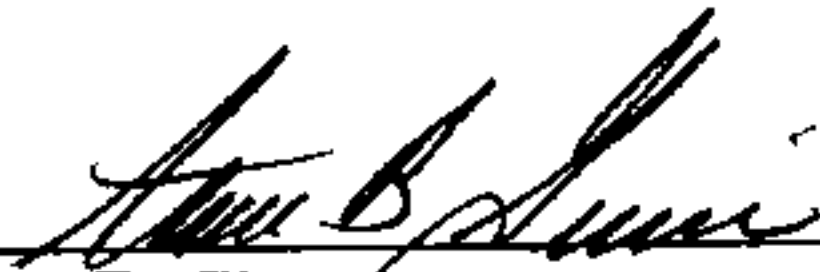
Inst # 1996-37610

-1- 11/13/1996-37610
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

Inst # 1996-37610

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 31st day of October, 1996.

WITNESS:



Alan B. Given


Deborah W. Given

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan B. Given and wife, Deborah W. Given whose names 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 date the same bears date.

Given under my hand and official seal, this the 31st day of October, 1996.



Notary Public
My commission expires: 3-1-99

EXHIBIT A

Part of the Northeast Quarter of Southwest Quarter and part of the Southeast Quarter of Southwest Quarter of Section 22, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southeast corner of the above described Northeast quarter of Southwest quarter and in a Westerly direction along the south line of said Quarter-Quarter run a distance of 257.30 feet to the point of beginning. Thence turn an angle of 90 degrees to the right for a distance of 86.4 feet, thence turn an angle of 85 degrees 38 minutes to the left for a distance of 86.4 feet, thence turn an angle of 85 degrees 38 minutes to the left for a distance of 210 feet, thence turn an angle of 94 degrees 22 minutes to the left for a distance of 210 feet, thence turn an angle of 85 degrees 38 minutes to the left for a distance of 210 feet, thence turn an angle of 94 degrees 22 minutes to the left for a distance of 123.6 feet to the point of beginning.

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