

SEND TAX NOTICES TO:

Jeffrey Franklin Lamb
1805 Olympia Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Eight Thousand Eight Hundred and No/100 Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **BRET MILLER AND KAREN L. MILLER, HUSBAND AND WIFE**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Jeffrey Franklin Lamb and Karol D. Lamb, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7, according to the survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1997 and of subsequent years not yet due and payable.

\$ 133,920.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves and their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 18 day of NOVEMBER, 1996.

Bret Miller
BRET MILLER (Grantor)

Karen L. Miller
KAREN L. MILLER (Grantor)

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bret Miller and Karen L. Miller, whose names are signed to the foregoing instrument, 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 18th day of November, 1996.

[Signature]
NOTARY PUBLIC
My Commission Expires: 12/18/96

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 1997-02254

01/22/1997-02254
12:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 23.50

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Inst # 1997-02254