

This instrument was prepared by

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(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixty Four Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas R. Edwards and wife, Cliassa D. Edwards,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory D. Miller and wife, Martha N. 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$132,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1997-03478

02/03/1997-03478
11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 43.50

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 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, we have hereunto set our hand(s) and seal(s), this 31st day of January, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas R. Edwards (Seal)
Thomas R. Edwards

Cliassa Edwards (Seal)
Cliassa D. Edwards

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Edwards and wife, Cliassa D. Edwards, whose name is 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 day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 19 97

[Signature]
Notary Public

My Commission Expires: 10/16/2000

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

Commence at the NE corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary of said 1/4 Section for a distance of 645.0 feet to a point; thence turn an angle of 17 degrees 14 minutes to the right and run 326.22 feet to the point of beginning of the parcel of land herein described; being a point on the South right of way line of a County Road; thence continue in the same direction for a distance of 514.68 feet to a point; thence turn an angle of 79 degrees 23 minutes to the left and run 281.79 feet to a point; thence turn an angle of 117 degrees 51 minutes to the left and run 103.1 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 40.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed in a Northerly direction along the West boundary of a county road (Project A.P. 17) for 496.94 feet to a point, also being a point on the South right of way line of a county road (spur off Project A.P. 17); thence turn an angle of 67 degrees 46 minutes to the left and run along said South right of way line for 61.23 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT:

PARCEL III:

From the NE corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East, run Southerly along the east boundary line of said SW 1/4 of Section 1, Township 24 North, Range 15 East, for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly 611.13 feet to the Point of Beginning of the land herein described; thence continue Southwesterly along the last said course for 229.77 feet; thence turn an angle of 79 degrees 23 minutes to the left and run Southeasterly 14.36 feet; thence turn an angle of 94 degrees 55 minutes 55 seconds to the left and run Northeasterly 137.78 feet; thence turn an angle of 26 degrees 43 minutes 54 seconds to the left and run Northwesterly 68.22 feet; thence turn an angle of 18 degrees 20 minutes 11 seconds to the right and run Northerly for 43.73 feet to the Point of Beginning. According to the survey of Olden G. Webb, III, dated August 7, 1996.

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