

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eleven Thousand Three Hundred Fifty-Two and 98/100 (\$11,352.98) 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 **Memory Nickolson**, an unmarried woman, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 02 deg. 42 min. 47 sec. West along the West boundary of said SE1/4-SE1/4 for a distance of 393.58 feet; thence proceed South 87 deg. 17 min. 40 sec. East for a distance of 330.02 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 02 deg. 42 min. 25 sec. East for a distance of 209.90 feet; thence proceed South 87 deg. 17 min. 40 sec. East along the South boundary of said road for a distance of 165.01 feet to a point in the center of a 20 foot access easement; thence along the center line of said 20 foot easement proceed South 02 deg. 42 min. 25 sec. West and parallel to the West boundary of herein described parcel of land for a distance of 209.91 feet; thence leaving the center of said easement proceed North 87 deg. 17 min. 40 sec. West and parallel to the North boundary of herein described parcel of land for a distance of 165.01 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE1/4-SE1/4 of section 4, Township 19 South, Range 2 East, Shelby County, Alabama, containing 0.80 acres.

Also, the above described parcel of land is subject to a 20 foot easement being 10 feet either side of the East boundary of the above described parcel of land.

Title not examined by Preparer.

Description furnished by Grantors for a survey by Martin land Surveying dated December 11, 1996.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her 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 Grantee, her 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 undersigned Grantors have hereunto set their hands and seals this the 25<sup>th</sup> day of January, 1997.

*Danice E. Hester*

*Harold Miller*  
Harold Miller

*Julia Faye Miller*  
Julia Faye Miller

MY COMMISSION EXPIRES FEBRUARY 4, 1997

02/24/1997-05720  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 22.50

1997-05720

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 25<sup>th</sup> day of January, 1997.

Janice E. Stephens

NOTARY PUBLIC  
My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 4, 1997

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:  
Memory Nickolson

Inst # 1997-05720

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