

This instrument was prepared by

Mitchell A. Spears

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: Betty D. Miles

(Name)

(Address) 5929 Hwy. 10
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY THOUSAND and 00/100, (\$50,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I have

MICHAEL SCOTT PRICE, an unmarried man and JUDY LEE TEST, an unmarried woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BETTY D. MILES

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Commence at the southwest corner of the SE 1/4 of the NW 1/4 of Section 2,
Township 22 South, Range 4 West, Shelby County, Alabama and run thence easterly
along the south line of said quarter-quarter section 298.50 feet to the point
of beginning of the property being described; thence continue along last
described course 242.68 feet to a point; thence turn 88 degrees 00 minutes 44
seconds left and run northerly 749.76 feet to a point on the south right of way
line of Shelby County Highway No. 10 in a curve to the right; thence turn 77
degrees 24 minutes 52 seconds left to chord and run west-northwesterly along
the chord of said curve distance of 131.68 feet to the P.T. of said curve;
thence turn 1 degree 15 minutes 33 seconds right from chord and run west-
northwesterly along the right of way line of said Highway No. 10 a distance of
122.66 feet to a point; thence turn 104 degrees 12 minutes 03 seconds left and
run southerly a distance of 816.24 feet to the point of beginning.

SUBJECT TO:

Taxes for 1997 and subsequent years.

Any loss, claim, damage, or expense including additional tax due, if any,
arising from or due to the fact that ad valorem taxes for subject property have
been paid under a current use assessment.

Permit to Alabama Power Company recorded in Deed Book 104, Page 182 in
Probate Office of Shelby County, Alabama.

Right of way to Shelby County recorded in Deed Book 135, Page 267 in Probate
Office.

Title to minerals underlying caption lands with mining rights and privileges
belonging thereto.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th
day of Sept., 19 97

(Seal)

(Seal)

(Seal)

Michael Scott Price (Seal)

Judy Lee Test (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Michael Scott Price, an unmarried man and Judy Lee Test, an
unmarried woman
whose name(s) are signed to the foregoing conveyance, and who are is 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 18th day of Sept., 19 97

My Commission Expires: 9/13/2001

Notary Public