

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ROBERT W. SCHAPER
SUSAN L. SCHAPER
4020 Kinross Lane
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

Inst # 1997-32837

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED EIGHTY-NINE THOUSAND DOLLARS AND NO/100's (\$289,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we MARK EDWARD MILLER and wife, CHERYL ANN MILLER, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **ROBERT W. SCHAPER and SUSAN L. SCHAPER** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 311, according to the Survey of Brook Highland - an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$245,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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10/08/1997-32837
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 55.00

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 17 day of September, 1997.

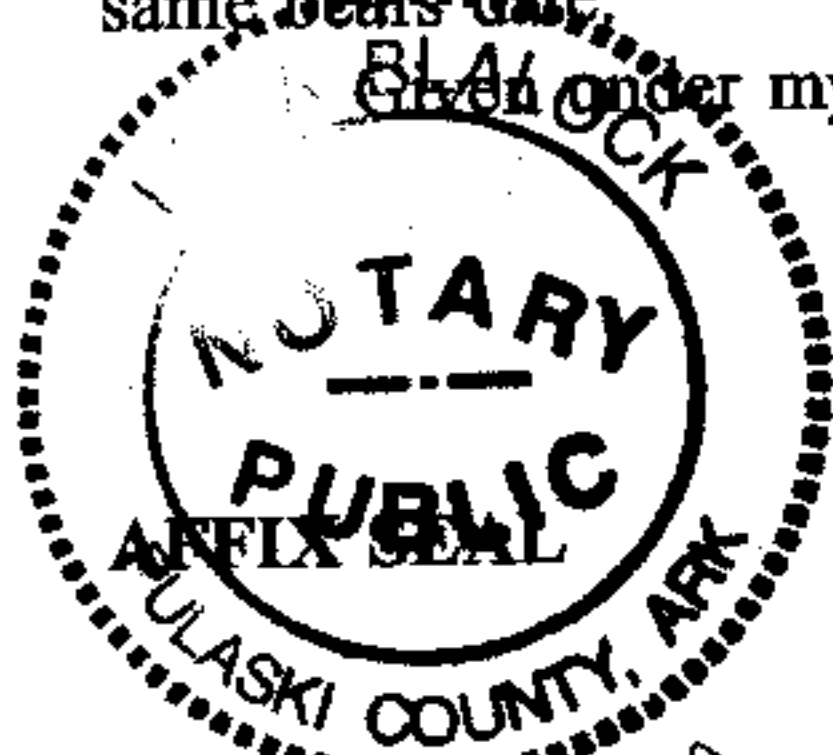
Mark Edward Miller
MARK EDWARD MILLER

Cheryl Ann Miller
CHERYL ANN MILLER

STATE OF Arkansas
Pulaski COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARK EDWARD MILLER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of September, 1997.



Lora Blalock
Notary Public

My Commission Expires: 6-30-2006

STATE OF Arkansas
Pulaski COUNTY

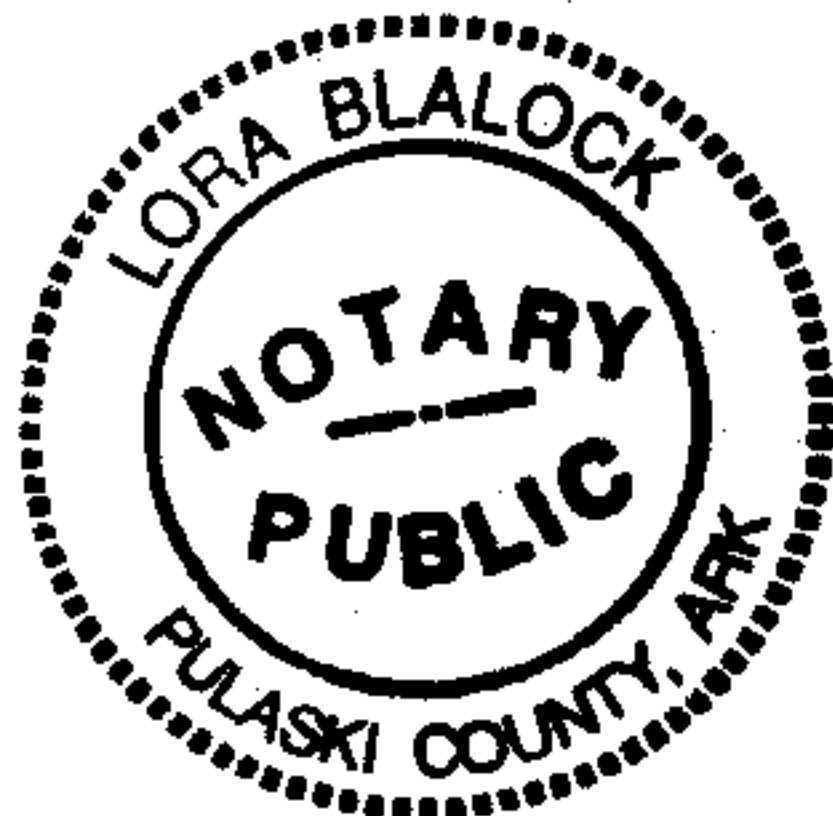
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHERYL ANN MILLER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of September, 1997.

Lora Blalock
Notary Public

My Commission Expires: 6-30-2006

AFFIX SEAL



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