

SEND TAX NOTICE TO:

(Name) MARK J. JAMROZ
95 CHEROKEE TRAIL
 (Address) PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
 (Address) PELHAM, AL 35124

Form 1-1.5 Rev. 3/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND AND NO/100 (\$139,000.00) DOLLARS

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

JACK MILLER and wife, WINONA MILLER

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

MARK J. JAMROZ and wife, JACQUELINE M. JAMROZ

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,
 INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$125,100.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Inst # 1997-40035

12/09/1997-40035
 11:39 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 JOE KEL 25.00

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 4th
 day of December, 19 97.

WITNESS:

 (Seal) JACK MILLER (Seal)

 (Seal) Winona Miller (Seal)

 (Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that JACK MILLER and wife, WINONA MILLER
 whose names 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 4th day of December, A. D., 19 97

2-25-2007

EXHIBIT "A"

Commence at the Northwest corner of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, thence run South along West line of said Southwest Quarter a distance of 1179.90 feet to point of beginning; thence continue along same course a distance of 90.00 feet; thence an angle to the left of 87 degrees, 49 minutes for a distance of 313.80 feet; thence an angle to the left of 92 degrees, 11 minutes for a distance of 90.00 feet; thence an angle to the left of 87 degrees, 49 minutes for a distance of 313.80 feet to point of beginning; being in the West Half of West Half of Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

Inst # 1997-40035

12/09/1997-40035
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 25.00