

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Send Tax Notice To:

James Dwight Miller

Mary Grover Miller

(Name) 1914 Forest Creek Drive
Hoover, AL 35244

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIPSTATE OF ~~ALABAMA~~ ^{ALABAMA}COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-Five Thousand and no/100----- Dollars

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

Michael T. Leach and wife Anne M. Leach

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

James Dwight Miller and wife Mary Grover 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" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 160,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

02/26/1998-06499
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUS MEL 88.50TO HAVE AND TO HOLD, to 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 28 day of January, 19 98.

(Seal)

Michael T. Leach

(Seal)

(Seal)

Anne M. Leach

(Seal)

(Seal)

(Seal)

Inst # 1998-06499

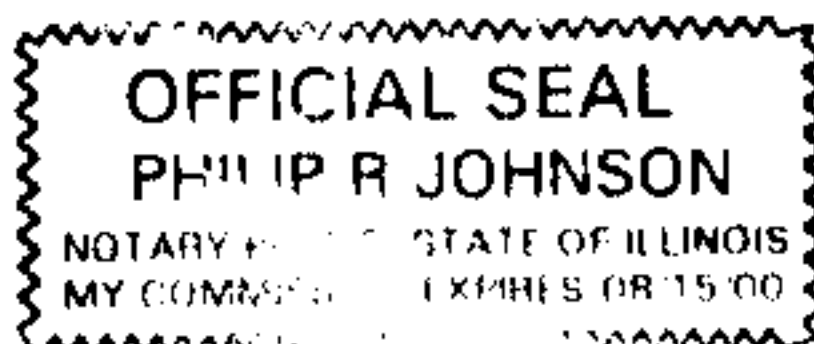
STATE OF ~~ALABAMA~~ Illinois
COUNTY OF Dupree

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael T. Leach and wife Anne M. Leach, whose name(s) 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 the 28 day of January, 19 98.


Notary Public



Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

\$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Lot 231, according to the Survey of Ninth Addition, Riverchase Country Club, as recorded in Map Book 8, page 46 A & B, in the Probate Office of Shelby County, Alabama.

Inst # 1998-06499

02/26/1998-06499
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NEL 88.50