

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly
 (Name) 2491 Pelham Parkway
 Pelham, AL 35124

(Address)

Paul L. Miller
 (Name) 326 St. Charles Way
 Helena, AL 35080

(Address)

 1998-0-8661
 Inst 1
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Three Thousand and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, v.

J. Dennis Sims, d/b/a, JDS Homes

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

Paul L. Miller and wife, Amanda B. Miller

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to wit:

Lot 99, according to the Survey of St. Charles Place, Magnolia Park, Phase 3, Sector 4
 as recorded in Map Book 22, Page 144, in the Probate Office of Shelby County,
 Alabama.

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.

\$ 82,400.00 of the purchase price recited above was paid from the proceeds of a
 first mortgage loan executed and recorded simultaneously herewith.

03/06/1998-0/882
 11:10 AM CERTIFIED
 SHELBY COUNTY CLERK OF PROBATE
 DEE MEL 12.00

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of February, 1998.

(Seal)

J. Dennis Sims, d/b/a, JDS Homes

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Dennis Sims, d/b/a, JDS Homes, whose name(s) 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 the 25th day of February, 19 98.

J. Dennis Sims
Notary Public 3-12-2001

Return to: _____

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$ _____
Deed Tax \$ _____

Inst # 1998-07882
03/06/1998-U/H82
11:10 AM CERI-1ED
SHELBY COUNTY 2002 OF PUBLIC
002 ML 32.00

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