

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Thousand Five Hundred Eighty and NO/100 (\$20,580.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife, Julia Faye Miller herein referred to as Grantors, in hand paid by Laura Grant Jackson, a married woman herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East, run Northerly along the West line of said Section line a distance of 101.61 feet; thence right 97 deg. 25' 10" a distance of 322.81 feet; thence right 8 deg. 41' 10" a distance of 225.69 feet to the point of beginning; thence continue in a straight line a distance of 350.00 feet; thence right 80 deg. 49' 03" a distance of 675.66 feet; thence right 81 deg. 38' 48" a distance of 450.00 feet; thence right 105 deg. 29' 08" a distance of 803.10 feet to the point of beginning. Said property contains 6.68 acres more or less. Title not examined by Preparer.

Description furnished by Grantors from a survey by Peavy Land Surveying, dated April 22, 1998.

TO HAVE AND TO HOLD unto the said Grantee, hereirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this the 27 day of June, 1998.

Harold Miller  
Harold Miller

Julia Faye Miller  
Julia Faye Miller

STATE OF ALABAMA,  
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Harold Miller and wife, Julia Faye Miller whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of June, 1998.

NOTARY PUBLIC

My Commission Expires:

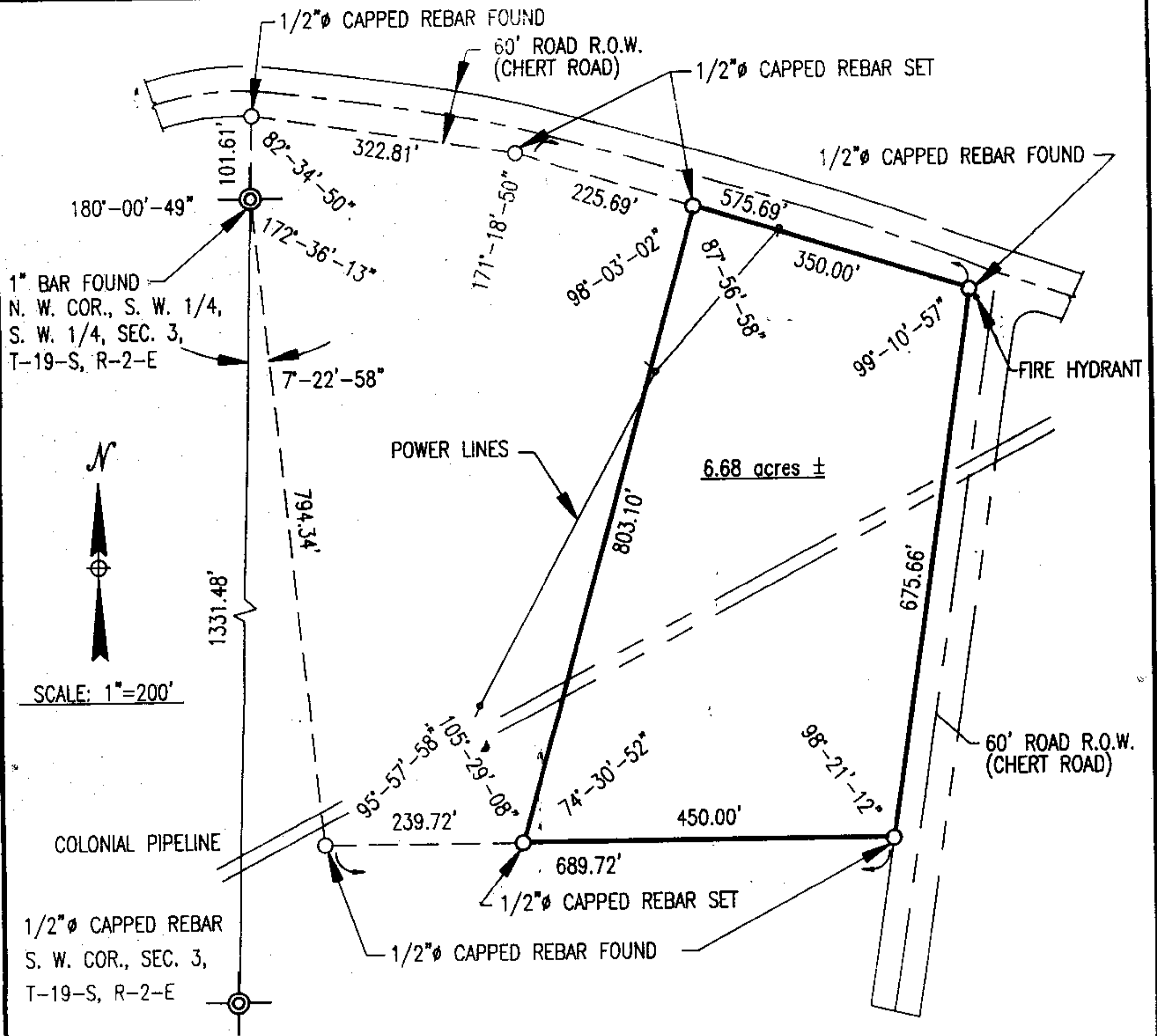
May 25, 1999

This document prepared by:  
Gregory S. Graham  
Attorney-at-Law  
803 3rd St. S. W.  
P. O. Drawer 307  
Childersburg, Alabama 35044  
Please Send Tax Notice To:  
Laura Grant Jackson

Inst # 1998-24031

06/29/1998-24031  
09:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 32.00

Inst # 1998-24031



## BOUNDARY SURVEY

STATE OF ALABAMA  
SHELBY COUNTY

I, VAN MARCUS PEAVY, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT THIS IS A TRUE AND CORRECT PLAT OF THE LAND SHOWN HEREON AND SO SURVEYED BY ME THIS 21ST DAY OF APRIL, 1998. I FURTHER STATE THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA AND THAT THERE ARE NO BUILDINGS NOW ERRECTED ON SAID PROPERTY OR VISIBLE ENCROACHMENTS OF BUILDINGS, RIGHTS-OF-WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND EXCEPT AS SHOWN; THERE ARE NO VISIBLE ENCROACHMENTS BY ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREON, INCLUDING POLES, ANCHORS AND GUY WIRES, ON OR OVER SAID PREMISES EXCEPT AS SHOWN. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE.

LEGAL DESCRIPTION:  
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION LINE A DISTANCE OF 101.61 FEET; THENCE RIGHT 97°-25'-10" A DISTANCE OF 322.81 FEET; THENCE RIGHT 8°-41'-10" A DISTANCE OF 225.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 350.00 FEET; THENCE RIGHT 80°-49'-03" A DISTANCE OF 675.66 FEET; THENCE RIGHT 81°-38'-48" A DISTANCE OF 450.00 FEET; THENCE RIGHT 105°-29'-08" A DISTANCE OF 803.10 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 6.68 ACRES MORE OR LESS.

*Van Marcus Peavy*  
Alabama Registration Number 16681

Harold Miller

Peavy Land Surveying  
349 STONEBRIDGE ROAD  
BIRMINGHAM, ALABAMA 35210  
(956-6008)

4-22-98

06/29/1998-24031  
09:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
32.00