

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: JANET A. MILLER

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name

4540 CAYCE LANE

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND AND NO/100-----
-----DOLLARS (\$177,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, PAMELA I. BROWN, a single person

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JANET A. MILLER

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 16, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SECTOR 2, AS RECORDED IN
MAP BOOK 12, PAGES 44, 45, 46 AND 47, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1998.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.

RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN
VOLUME 186, PAGE 357.

EASEMENTS AND AGREEMENTS RECORDED IN REAL 24, PAGE 565.

AGREEMENT REGARDING SEWER SERVICE RECORDED IN REAL 125, PAGE 843.

\$159,300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A FIRST AND
SECOND MORTGAGE LOAN.

Inst # 1998-24826

07/02/1998-24826
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 26.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 30th
day of June, 19 98

_____(Seal)

Pamela I. Brown (Seal)
PAMELA I. BROWN

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that

PAMELA I. BROWN
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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 30th day of June, A.D., 19 98

GENE W. GRAY, JR.

Notary Public