

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifteen Thousand and NO/100 (\$15,000.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife, Julia Faye herein referred to as Grantor, in hand paid by Leo Stewart, a widower 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 Southwest corner of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama proceed Northerly a distance of 1598.7 feet to an Iron Bar; thence deflect right 07 deg. 23' 47" and proceed Northerly a distance of 161.63 feet to a point on the North boundary of a Chert Road; thence deflect right 97 deg. 51' 57" and proceed Southeasterly along the Northerly boundary of said road a distance of 366.54 feet to the POINT OF BEGINNING of herein described parcel of land; thence deflect right 07 deg. 52' 01" and continue Southeasterly along said road for a distance of 485.47 feet to a point; thence deflect left 105 deg. 43' 59" and proceed Northerly for a distance of 544.74 feet to a point; thence deflect left 56 deg. 24' 22" and proceed Northwesterly for a distance of 301.98 feet to a point; thence deflect left 103 deg. 11' 47" and proceed Southwesterly for a distance of 619.0 feet back to the Point of Beginning of herein described parcel of land. Containing 5.01 acres, more or less. The above described property is located in the West one-half of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama. According to the map and survey of Martin Land Surveying on the 13th day of June, 1994.

Title not examined by the Preparer.

Description furnished by the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, his heirs 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 for their heirs, executors, and administrators covenant with the said Grantee, his 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, his 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 26 day of June, 1998.


Harold Miller


Julia Faye Miller

Inst # 1998-26998

07/16/1998-26998
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 26.00

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 26 day of June 1998.

James Adair

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:
Leo Stewart

Inst # 1998-26998

07/16/1998-26998
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 900 26.00