

(Name) William H. Miller, Jr.
2900 Dublin Drive
(Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-1-8 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred six thousand nine hundred and no/100 (\$106,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billy Thomas Ankesheilm and his wife Donna R.T. Ankesheilm

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

William H. Miller, Jr. and Kimberly A. 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:

Lot 15, according to the Map of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 101,550.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-45213
11/13/1998-45213
01:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 14.00

TO HAVE AND TO HOLD Unto 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 23 day of October, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

Billy Thomas Ankesheilm (Seal)
BILLY THOMAS ANKESHEILM
Donna R.T. Ankesheilm (Seal)
DONNA R.T. ANKESHEILM (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Billy Thomas Ankesheilm and his wife Donna R.T. Ankesheilm whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of October, A.D. 19 98

Patricia K. Martin
Notary Public