

This instrument prepared by:  
S. DALE PRICE, Attorney at Law  
P.O. Box 965  
Sylacauga, AL 35150

SEND TAX NOTICE TO  
Lynn Miller

STATE OF ALABAMA §  
SHELBY COUNTY §

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00), and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, SANFORD INVESTMENTS, INC., an Alabama corporation (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto LYNN MILLER, (herein referred to as grantees), in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of said Section 28, Township 19 South, Range 1 East and run in a Westerly direction 976.40 feet along the North line of said 1/4-1/4 Section to a point on the South right-of-way line of U.S. Highway #280, thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right-of-way of said highway for a distance of 1060.15 feet to the point of beginning of there parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 552.99 feet, thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 200.00 feet, thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 574.13 feet to a point on the South right-of-way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right-of-way line for 201.16 feet to the point of beginning.

LESS AND EXCEPT the South 60 feet from the above described parcel  
This property is not homestead property of the grantor

TO HAVE AND TO HOLD to the said grantee in fee simple forever

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated above, that we have a good right to sell and convey the same as aforesaid, that we will, and 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 hands and seals this 21<sup>st</sup> day of ~~July~~ June, 1999.

Inst # 1999-30957

SANFORD INVESTMENTS, INC.

By Charles P. Sanford  
Its President

07/26/1999-30957  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JES HHS 76.50

STATE OF ALABAMA )  
TALLADEGA COUNTY )

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles P. Sanford, as President of Sanford Investments, Inc., an Alabama corporation, whose name 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of June, 1999

S. Dale Price  
NOTARY PUBLIC

My Commission Expires: 10/19/2002