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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRISTOPHER G. MILLER
5450 CALDWELL MILL ROAD
BIRMINGHAM, AL 35242

Inst # 1999-49722

12/09/1999-49722

09:03 AM CERTIFIED

REC'D - CLERK OF COURT

100 MS

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY THOUSAND and 00/100 (\$240,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, HOLLINS HILYER and NORMA JEAN HILYER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER G. MILLER and JANELLA D. MILLER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE PRINCIPLE MERIDIAN, SHELBY COUNTY, ALABAMA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF NE 1/4 OF SAID SECTION 22; THENCE NORTHERLY DIRECTION ALONG WEST BOUNDARY OF SAID 1/4-1/4 SECTION, 200 FEET; THENCE TURN AN ANGLE OF 106 DEGREES TO THE RIGHT 978.06 FEET; THENCE TURNING AN ANGLE OF 99 DEGREES 13 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION 25.33 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 99 DEGREES 13 MINUTES AND RUN IN A SOUTHEASTERLY DIRECTION ALONG SOUTH RIGHT OF WAY LINE OF APPALOOSA TRAIL FOR A DISTANCE OF 150 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 150 FEET TO A POINT OF INTERSECTION WITH WEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD #29; THENCE RUN AN ANGLE TO THE RIGHT OF 99 DEGREES 13 MINUTES AND RUN IN A SOUTHWESTERLY DIRECTION ALONG WEST RIGHT OF WAY OF SAID COUNTY ROAD FOR A DISTANCE OF 300 FEET; THENCE TURN AN ANGLE TO THE RIGHT 80 DEGREES 47 MINUTES AND RUN IN A NORTHWESTERLY DIRECTION FOR 150 FEET; THENCE TURN AN ANGLE TO THE RIGHT 99 DEGREES 13 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION 300 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

3. RIGHT-OF-WAY GRANTED ALABAMA POWER COMPANY RECORDED IN REAL 37, PAGE 257.
4. EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 328, PAGE 744, AND IN BOOK 342, PAGE 358.
5. RIGHT-OF-WAY TO SHELBY COUNTY, ALABAMA RECORDED IN PROBATE MINUTES 11, PAGE 83 AND VOLUME 104, PAGE 458.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 139, PAGE 418.

\$228,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, HOLLINS HILYER and NORMA JEAN HILYER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1999.


HOLLINS HILYER


NORMA JEAN HILYER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that HOLLINS HILYER and NORMA JEAN HILYER, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 1999.



Notary Public Inst # 1999-49722

My commission expires: 7/11/02

12/09/1999-49722
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 23.00