

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

5700.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Dianne Clark, a single woman herein referred to as Grantor, in hand paid by Harold Miller and wife, Julia Faye Miller herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 4, Township 19 South, Range 2 East, run West along the South line of said section a distance of 165.02 to the Point of Beginning; thence left 00 deg. 01' 16", a distance of 237.51 feet; thence right 92 deg. 17' 46" a distance of 165.19 feet; thence right 87 deg. 42' 14" a distance of 1534.21 feet; thence right 71 deg. 57' a distance of 173.60 feet; thence right 108 deg. 03' 00" a distance of 1357.11 feet to the Point of Beginning. Said lot contains 5.9 acres more or less. Less and Except an easement for Colonial Pipeline as shown on survey.

Also: From the Southeast corner of Section 4, Township 19 South, Range 2 East, run West along the South line of said section a distance of 330.08 feet to the Point of Beginning; thence left 90 deg. 01' 16" a distance of 230.95 feet; thence right 92 deg. 17' 46" a distance of 165.19 feet; thence right 87 deg. 42' 14", a distance of 1511.65 feet; thence right 89 deg. 01' 03" a distance of 148.90 feet; thence left 38 deg. 37' 17" a distance of 21.00 feet; thence right 129 deg. 36' 14" a distance of 1303.26 feet to the Point of Beginning. Said lot contains 5.7 acres more or less. Less and Except an easement for Colonial Pipeline as shown on survey.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at a 1/2" capped Peavy rebar, known as the Southeast corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama and proceed N 89 deg. 55' 26" W along the South boundary of said Section 4 for 165.02 feet; thence N 0 deg. 03' 19" E 1357.11 feet; thence S 72 deg. 00' 19" W 134.29 feet to the POINT OF BEGINNING of herein described parcel of land; thence S 1 deg. 24' 57" E 182.54 feet; thence S 74 deg. 13' 59" W 215.04 feet; thence NORTH 212.76 feet; thence N 89 deg. 00' 03" E 148.91 feet; thence N 50 deg. 19' 03" E 21.01 feet; thence N 72 deg. 00' 19" E 39.30 feet, back to the POINT OF BEGINNING, containing 0.89 acres, more or less.

Description from survey by Martin Land surveying dated January 12, 2000.

This conveyance is conveyed without benefit of title examination by the Preparer.

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

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10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SEE (31) 11.31

simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 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 Grantor has hereunto set her hand and seal this the 10 day of February, 2000.

Dianne Clark
Dianne Clark

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Dianne Clark, a single woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of February, 2000.

NOTARY
PUBLIC
[Signature]
NOTARY PUBLIC
My Commission Expires:

My Commission Expires 6-21-2000

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 305
Childersburg, Alabama 35044

✓ Please send tax notice to:
Harold and Julia Faye Miller
425 Hwy 467
Vincent, AL 35178

Inst # 2000-20884

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