

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Eighty Five Thousand & No/100 Dollars (\$185,000.00)** and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **Gregory D. Miller and Martha N. Miller**, husband and wife (herein collectively referred to as "Grantors") do grant, bargain, sell and convey unto **Sam A. Lewis, Sr. and Charlotte A. Lewis**, husband and wife (herein collectively referred to as "Grantees") as joint tenants, with right of survivorship, the following described real estate situated Shelby County, Alabama to wit:

**See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

**SUBJECT TO AND EXCEPT FOR:**

1. 2000 Ad Valorem Taxes.
2. Rights reserved by Jean B. Merrell recorded in Deed Book 352, Page 916; Deed Book 352, Page 917; Deed Book 352, Page 915.
3. Right of other parties, the United States of America, and/or the State of Alabama, in and to the shore, littoral or riparian rights to the subject property lying adjacent to Lay Lake.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 noted 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.

17-2 \* 2000-22400

07/06/2000-22400  
09:57 AM CERTIFIED  
SHELBY COUNTY JUNE 15 1998  
JUN 15 1998

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this \_\_\_\_ day of June, 2000.


  
Gregory D. Miller

  
Martha N. Miller

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory D. Miller** 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 executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 27<sup>th</sup> day June, 2000.

  
Notary Public  
My Commission Expires: 11/2/02

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha N. Miller** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day June, 2000.

  
Notary Public  
My Commission Expires: 11/2/02

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209  
(205) 414-1214  
RE-5064

**SEND TAX NOTICE TO:**

Mr. and Mrs. Sam A. Lewis, Sr.  
131 West Glenwood Drive  
Birmingham, AL 35209

## EXHIBIT "A"

A tract located in the Southwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary of said 1/4 section for a distance of 645.0 feet to a point; thence turn an angle of 17 degrees 14 minutes to the right and run 326.22 feet to the point of beginning of the parcel of land herein described, being a point on the South right-of-way line of a county road; thence turn left 00 degrees 33 minutes 01 seconds continuing Southwesterly for 304.94 feet; thence turn left 86 degrees 44 minutes 52 seconds Southeasterly for 36.22 feet; thence turn right 83 degrees 21 minutes 37 seconds Southwesterly for 113.40 feet; thence turn right 35 degrees 04 minutes 42 seconds Southwesterly for 48.06 feet; thence turn left 25 degrees 22 minutes 40 seconds Southwesterly for 56.92 feet; thence turn left 85 degrees 15 minutes 05 seconds Southeasterly for 266.15 feet to a point; thence turn an angle of 117 degrees 51 minutes to the left and run 103.1 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 40.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed in a Northerly direction along the West boundary of a county road (Project A.P. 17) for 496.94 feet to a point, also being a point on the South right-of-way line of a county road (spur off Project A.P. 17); thence turn an angle of 67 degrees 46 minutes to the left and run along said South right-of-way line for 61.23 feet to the point of beginning. LESS AND EXCEPT any part lying within a road right-of-way.

Said parcel of land is lying in the Southwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama.

Inst # 2000-22400

07/06/2000-22400  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 58.50