

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$135,000.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

Inst # 2000-30520

09/06/2000-30520
08:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WMS 41.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jimmy T. Vines Construction Co., Inc., an Alabama Corporation, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Walter W. Miller and Karen L. Miller, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Jefferson and State of Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Jefferson County, Alabama.

\$107,000.00 was paid from a first mortgage recorded herewith.

Send Tax Notice to:

1397 Old Rock Creek Road

Bessemer, Alabama 35023

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during

their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the undersigned has hereunto set its signature by M. Del Vines its President on this the 30 day of August, 2000.

Jimmy T. Vines Construction Co.,
Inc.

M. Del Vines

M. Del Vines, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that M. Del Vines as President of Jimmy T. Vines Construction Co., Inc. 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30 day of August, 2000.

[Signature]
Notary Public

My Commission Expires:

[Signature]

LEGAL DESCRIPTION EXHIBIT A

A parcel of land situated in the NW 1/4 of the SW 1/4 and in the NE 1/4 of the SW 1/4 of Section 17, Township 18 South, Range 5 West, Huntsville Meridian, Jefferson County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 and run East along the North line of said 1/4 1/4 Section for a distance of 1282.80 feet to the point of beginning; thence continue last course a distance of 122.13 feet to a point in the center of Old Rock Creek Road (right of way by prescription); thence turn right 61 deg. 24 min. 55 sec. and run Southeast 170.97 feet along the center of Old Rock Creek Road; thence turn right 60 deg. 11 min. 04 sec. and run Southwest 136.32 feet along the Northwest side of Steve Crowder Road (right of way by prescription); thence turn right 58 deg. 24 min. 01 sec. and run West 133.76 feet along Miller Drive (right of way by prescription); thence turn right 90 deg. 16 min. 11 sec. and run North 266.24 feet to the point of beginning; being situated in Jefferson County, Alabama.

Less and except any part lying within the prescriptive rights-of-ways.

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