

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Five Thousand and NO/100 (\$45,000.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife, Julia Faye Miller herein referred to as Grantors, in hand paid by Christopher Scott Phillips and wife, Kristy Ann Phillips herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do 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 Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama proceed S 02 deg. 42' 47" W along the West boundary of said SE1/4-SE1/4 for a distance of 60.06 feet to a point on the South right-of-way boundary of a Dirt Road (60') R/W); thence proceed S 88 deg. 15' 05" E along the South boundary of said Dirt Road for a distance of 165.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue along the aforementioned course S 88 deg. 15' 05" E for a distance of 165.03 feet; thence leaving said road boundary proceed S 02 deg. 42' 25" W for a distance of 184.76 feet; thence proceed N 87 deg. 17' 27" W for a distance of 165.02 feet; thence proceed N 02 deg. 42' 33" E for a distance of 181.99 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama and contains 0.69 acres.

Description from a survey by Martin Land Surveying dated December 12, 1996.

The above conveyance is prepared without benefit of a 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 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 Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 Grantors have hereunto set their hands and seals this the 12th day of June, 2001.

Spencer L. Spalding

NOTARY PUBLIC STATE OF ALABAMA, BEADORE,
MY COMMISSION EXPIRES 10/1/01
BONDED \$100,000.00, 10/1/01, 10/1/01, 10/1/01.

Harold Miller

Harold Miller

Julia Faye Miller

Julia Faye Miller

07/18/2001-29796
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 59.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Harold Miller and wife, Julia Faye Miller whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 2001.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT-LARGE
MY COMMISSION EXPIRES: APR. 27, 2003.
BONDED THIRD NOTARY PUBLIC UNDER MATTERS.

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Christopher Scott and Kristy Ann Phillips

Inst # 2001-29796

07/18/2001-29796
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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