

This instrument was prepared by

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ATTORNEY AT LAW

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Send Tax Notice to:

(Name)

Michael S. Miller and  
Teresa A. Miller

(Address)

640 Valley Street

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MICHAEL S. MILLER and wife, TERESA A. MILLER and BRENDA G. MILLER, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL S. MILLER and wife, TERESA A. MILLER (herein 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, the following described real estate situated in SHELBY County, Alabama to-wit:

A certain lot in the Town of Montevallo, Shelby County, Alabama, commencing at a point 130 feet Southwesterly from the intersection of Valley and Middle Streets, and running Southwesterly along the South margin of Valley Street for a distance of 10 feet; thence Southeast, parallel to Middle Street for a distance of 50 feet; thence Northeast, parallel to Valley Street for a distance of 10 feet; thence Northwest, parallel to Middle Street to the point of beginning; being situated in the SW ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

Also, a part of Lot 20, Original Plan of the Town of Montevallo, Alabama, as being more particularly described as follows: Begin at the intersection of the Southeast line of Valley Street with the Southwest line of Middle Street and run Southwesterly along the line of Valley Street 130 feet to the point of beginning of the lot herein described; thence from said point of beginning, run in a Southeasterly direction, parallel with Middle Street, 71 feet; run thence in a Northeasterly direction, parallel with Valley Street, 24 feet; run thence Northwesterly, parallel with Middle Street, 21 feet, run thence Northeasterly, parallel with Valley Street 6 feet; run thence Northwesterly, parallel with Middle Street, 50 feet to Southeast line of Valley Street run thence Southwesterly along the line of Valley Street, 30 feet to the point of beginning; being situated in the SW ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

Inst # 2002-04169

**SUBJECT TO:**

Property taxes for 2002 and subsequent years.

Rights of way and easements of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said 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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18<sup>th</sup> day of January, ~~19~~ 2001.

**WITNESS**\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

MICHAEL S. MILLER

TERESA A. MILLER

BRENDA G. MILLER

**STATE OF ALABAMA****SHELBY****COUNTY****General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL S. MILLER, TERESA A. MILLER, and BRENDA G. MILLER whose name<sup>s</sup> are                      signed to the foregoing conveyance, and who                      are                      known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of January A.D., ~~19~~ 2001

My Commission Expires:

Notary Public