

Document Prepared By:
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6 Office Park Circle, Suite 205
Birmingham, Alabama 35223

Send Tax Notice To:
Daryl F. Russo
3540 Chippenham Drive
Birmingham, Alabama 35242

GENERAL WARRANTY DEED-Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

THAT IN CONSIDERATION OF **Three Hundred Twelve Thousand Dollars and NO/100 DOLLARS (\$312,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

Dennis Edward Miller, by and through his Attorney-in-Fact, Deborah Keith Miller and Deborah Keith Miller, a married couple

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

Daryl F. Russo and Kristen E. Russo

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 97, according to the Survey of Brook Highland, Third Sector, as recorded in Map Book 12, Page 64 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$296,400.00 of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this date: **April 24, 2002**

GRANTOR(S)

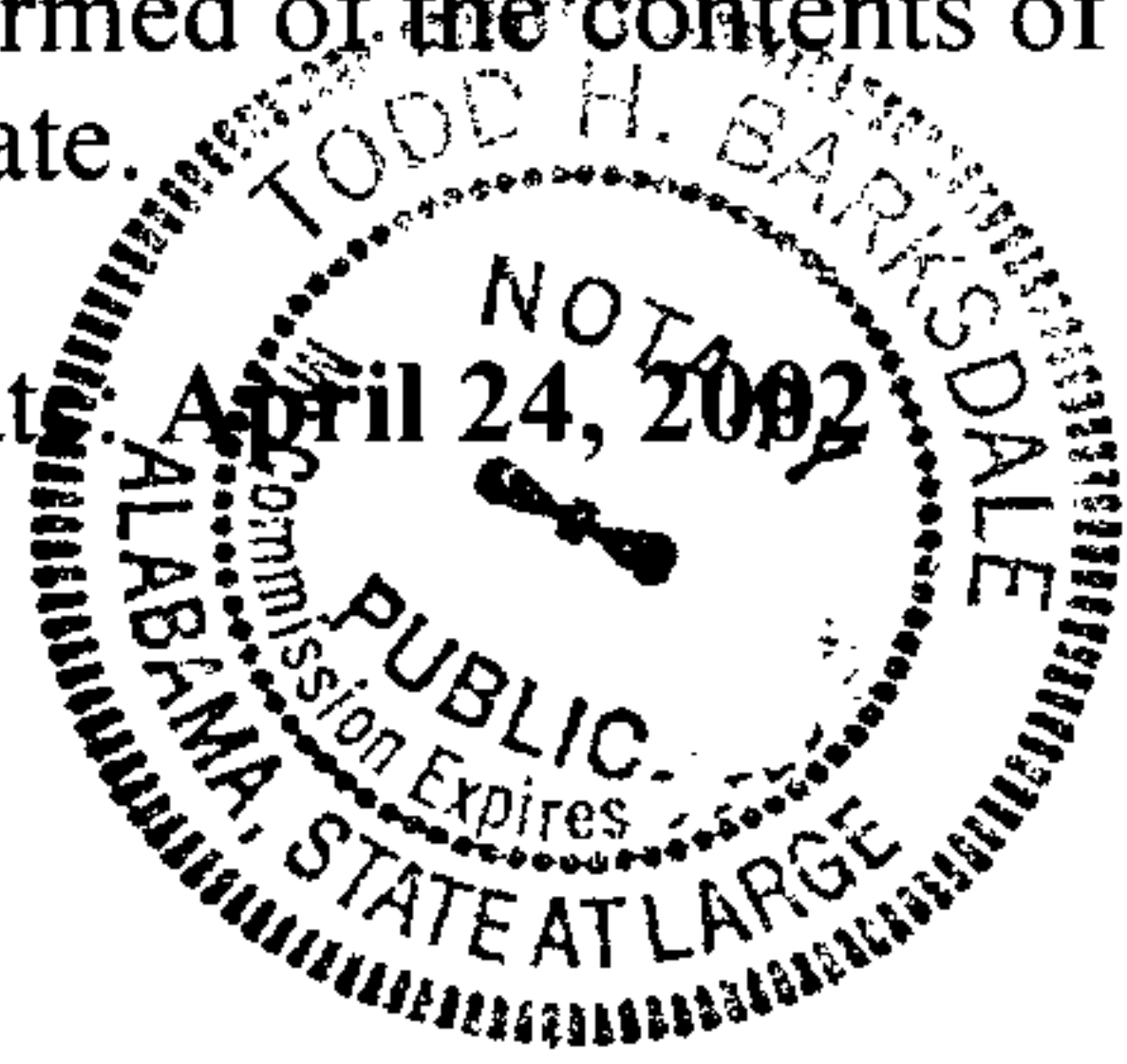
Dennis Edward Miller by Deborah Keith Miller attorney in fact
Deborah Keith Miller (SEAL)
Dennis Edward Miller, by in through his Attorney-in-Fact, Deborah Keith Miller

Deborah Keith Miller (SEAL)
Deborah Keith Miller

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby certify that, **Dennis Edward Miller, by in through his Attorney-in-Fact, Deborah Keith Miller and Deborah Keith Miller** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they, executed the same voluntarily on the same bears date.

Given under my hand and seal this date:



Todd H. Barksdale
Notary Public
My commission expires: 2/20/2005