

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) #1 Independence Plaza, Suite 704  
Birmingham, Alabama 35209

Send Tax Notice To: Ricky Eugene Miller  
name  
148 Quail Creek Road  
address  
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Eight Thousand and no/100-----(\$408,000.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jeffrey T. Clark and wife, Virginia L. Clark

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ricky Eugene Miller and Cynthia Ann Miller

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 2, <sup>-A</sup> according to the Resurvey of Lots 2 and 4 of Quail Ridge Subdivision,  
as recorded in Map Book 24, Page 22, in the Probate Office of Shelby County,  
Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 393,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

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 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 said 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 11<sup>th</sup>  
day of July, ~~19~~ 2002

\_\_\_\_\_  
JOE H. KING JR. (Seal)  
Notary Public - State of Nevada (Seal)  
Appointment Recorded in Washoe County (Seal)  
No: 93-4448-2 - Expires August 30, 2005 (Seal)

Jeffrey T. Clark (Seal)  
Virginia L. Clark (Seal)  
Virginia L. Clark

STATE OF ~~ALABAMA~~ Nevada  
Washoe COUNTY

General Acknowledgment

I, the undersigned  
Jeffrey T. Clark, a Notary Public in and for said County, in said State, hereby certify that  
whose name(s) 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 11<sup>th</sup> day of July A.D., ~~19~~ 2002.

Jeffrey T. Clark  
Notary Public

