

STATE OF ALABAMA :

COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 31st day of October, 2002, by and between JEFFREY N. MILLER and JILL MILLER, Husband and Wife, as Grantors; and RUSSELL W. COLE , Grantee.

WITNESSETH:

For and in consideration of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00) , cash, in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, the Grantors have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the Grantee, together with every contingent remainder and right of reversion, the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

Lot 450, according to the Survey of Weatherly, Broadmoor Abbey, Sector 25, as recorded in Map Book 21, Page 1, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, to the Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

The Grantors covenant and agree with the Grantee that they are seized of an indefeasible estate in fee simple of said property, and that the Grantors have the lawful right to sell and convey the same in fee simple; that the property is free from

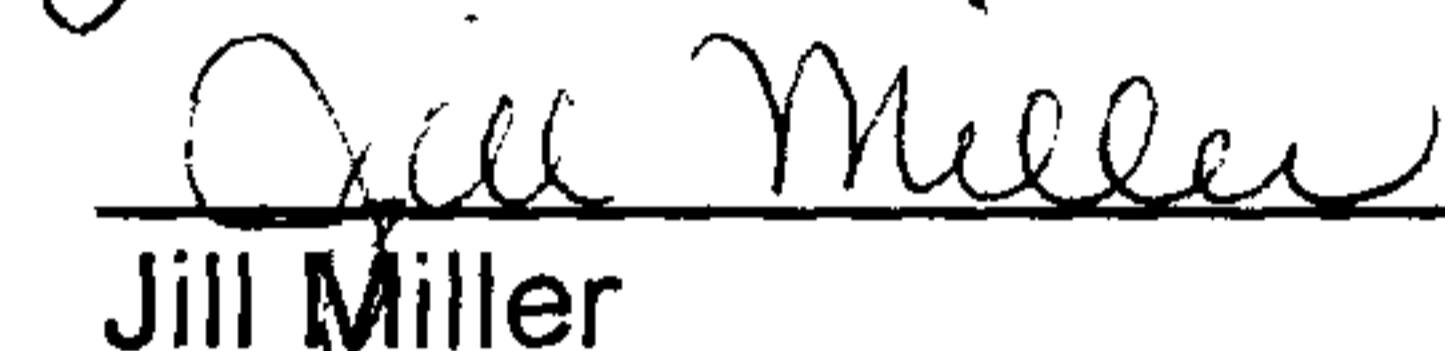
✓
Harry W. Gamble III (File)

encumbrances, and that the Grantors will forever warrant and defend the title to the same and the possession thereof unto the Grantee, his heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal on this the day, month and year first hereinabove written.



Jeffrey N. Miller (SEAL)



Jill Miller (SEAL)

STATE OF ALABAMA :
COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeffrey N. Miller and Jill Miller, whose names 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 SEAL on this the 31st day of October, 2002.

(SEAL)

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES MARCH 2003

This Instrument Was Prepared By:

Harry Gamble, III
Attorney at Law
4290 Hwy 52, Suite G
Helena, Alabama 35080

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS:
208 Broadmoor Circle
Alabaster, AL 35005