

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) Frank Miller, Jr. and Johnnie Mae Miller  
(Address) P.O. Box 495  
Alabaster, AL 35007

WARRANTY DEED

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

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we, Frank Miller, Jr., and wife, Johnnie Mae Miller

(herein referred to as grantors) do grant, bargain, sell and convey unto

Linda G. Gaston, Janice M. Campbell, Debra K. Green, Roderick S. Miller, Frank Miller III and Jason M. Miller

(herein referred to as **GRANTEES**) the following described real estate situated in Shelby County, Alabama to-wit:

From the Northeast corner of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West, run Westerly along the North boundary line of the said SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West for 368.86 feet. Thence turn an angle of 32°, 11 minutes to the left and run Southwesterly 194.59 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 30°, 46 minutes, 40 seconds to the left and run Southwesterly 262.38 feet; thence turn an angle of 102°, 07 minutes, 40 seconds to the right and run Northwesterly 95.23 feet; thence turn an angle of 76°, 34 minutes to the right and run Northeasterly 227.01'; thence turn an angle of 82°, 27 minutes to the right and run Southeasterly 99.39 feet more or less to the point of beginning. This land being a part of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West and being 0.546 acres more or less.

BEING the same premises conveyed to Home Security Corporation by Deed dated the 23<sup>rd</sup> day of June, 1967 from B & P. Mortgage Co., a division of Bevis Industries, Inc. And duly recorded in the office of the Judge of Probate of Shelby County, Alabama in Book 250 Page 367 on October 14, 1967.

This Deed prepared without benefit of title abstract, title examination or survey at grantors request.  
Subject to easements, restrictions, and rights of way of record.  
Subject to applicable zoning and subdivision regulations, if any.

The grantors herein, Frank Miller, Jr. and Johnnie Mae Miller, herein reserve for their joint lives a life estate in the herein conveyed property.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13<sup>th</sup> day of February, 2001.

WITNESS

\_\_\_\_\_(Seal) X Johnnie Mae Miller \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Frank Miller Jr. \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Amber Hanner, a Notary Public in and for said County, in said State, hereby certify that Frank Miller, Jr. and Johnnie Mae 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 official seal this 13<sup>th</sup> day of December, 2002.  
MY COMMISSION EXPIRES JUNE 28, 2006

My Commission Expires:

Amber Hanner  
Notary Public