

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law  
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Gregory Allen Smith  
Charlotte L. Smith  
907 Mission Hills Road  
Alabaster, AL 35115

**WARRANTY DEED**  
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA  
COUNTY OF SHELBY



20030513000298530 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
05/13/2003 14:20:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of

**Ninety Eight Thousand Four Hundred and no/100-----Dollars (\$98,400.00),**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Leo H. Miller and wife Somer Miller** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Gregory Allen Smith and Charlotte L. Smith** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

Part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 3 West, more particularly described as follows: Commence at the southeast corner of the above described Northeast Quarter of the Southwest Quarter and run in a Westerly direction along the South line of said Quarter-Quarter run a distance of 257.30 feet to the point of beginning; thence turn an angle of 90 degrees to the right for a distance of 86.4 feet; thence turn an angle of 85 degrees 38 minutes to the left for a distance of 210 feet; thence turn an angle of 94 degrees 22 minutes to the left for a distance of 210 feet; thence turn an angle of 85 degrees 38 minutes to the left for a distance of 210 feet; thence turn an angle of 94 degrees 22 minutes to the left for a distance of ~~210~~ <sup>123.6</sup> feet to the point of beginning, Shelby County, Alabama

**Subject to easements, restrictions, rights of way and building lines of record.**

**Subject to taxes for 2001**

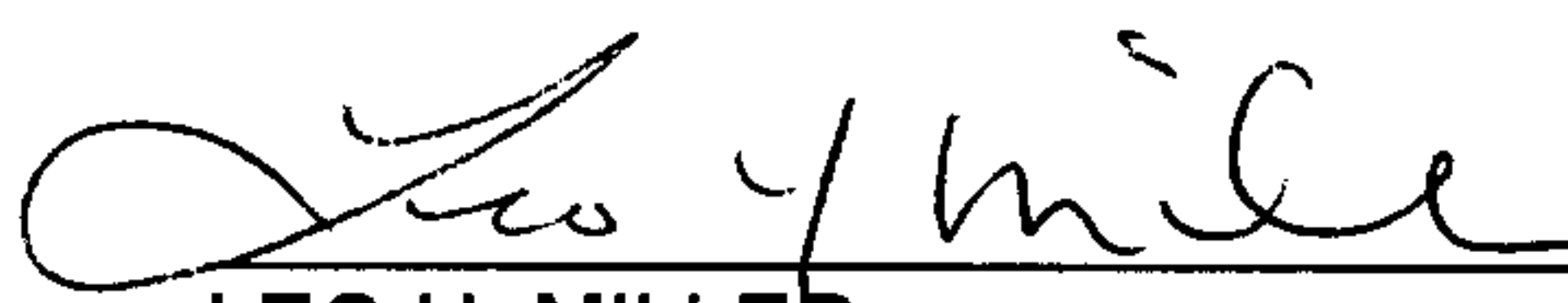
**\$96,094.00 of the above consideration was paid from mortgage loans closed simultaneously herewith.**


THIS DEED HAS BEEN RERECORDED TO CORRECT THE LEGAL DESCRIPTION.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of November, 2000.

  
LEO H. MILLER (SEAL)

  
SOMER MILLER. (SEAL)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leo H. Miller and Somer Miller whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2000

  
NOTARY PUBLIC  
My Commission Expires 9/9/2003

Inst # 2000-42584

12/11/2000-42584  
10:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 10.50