

This instrument was prepared by:  
Patrick F. Smith  
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
Leif E. Milliron



20040311000126960 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
03/11/2004 15:46:00 FILED/CERTIFIED

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Three Hundred Sixty-Five Thousand and No/100ths (\$365,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Everett W. Snell and Lyda Faye Snell Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto

**Leif E. Milliron**

(hereinafter grantee, whether one or more), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

**See Exhibit "A" Attached for Legal Description**


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


\$265,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever.

And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

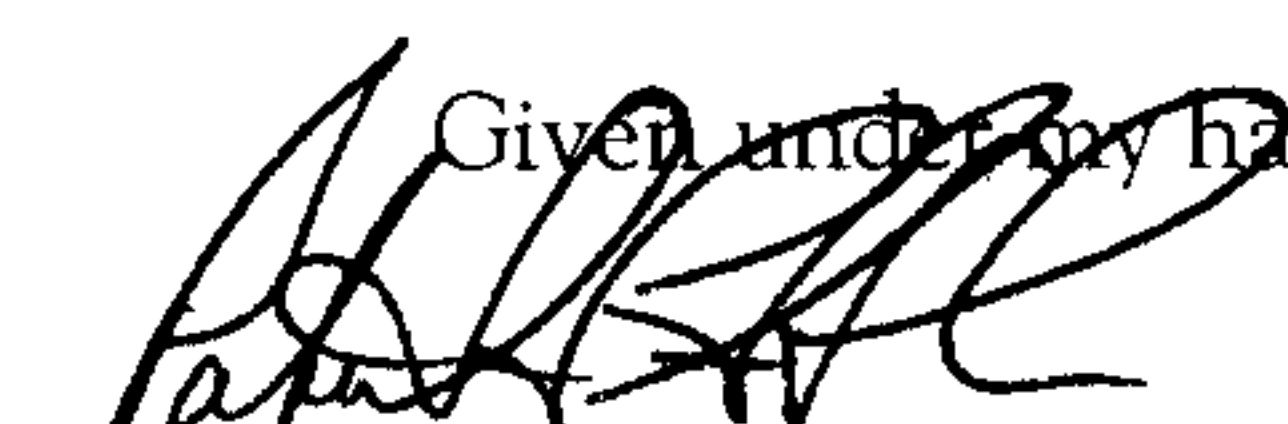
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 11th, 2004

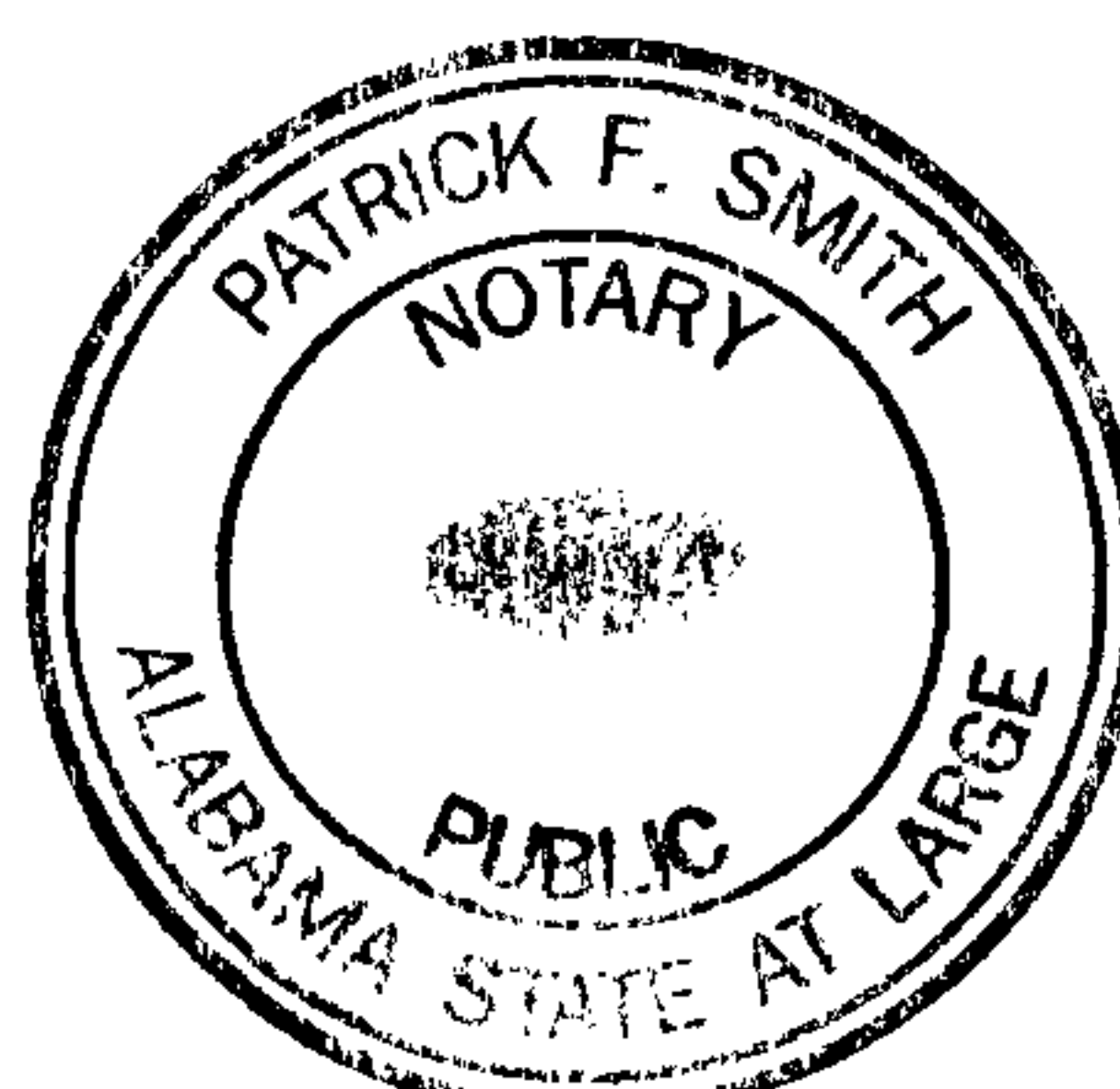
  
Everett W. Snell

  
Lyda Faye Snell

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Everett W. Snell and Lyda Faye Snell 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 on March 11th, 2004  
Notary Public  
Commission Expires: 10/06/2005



## EXHIBIT "A"

20040311000126960 Pg 2/2 15.00  
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Lots 5, 6, 6A and 7, according to the survey of "Maxwell's Addition to Elliottsville (Alabama) as recorded in Map Book 3 page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except:

A part of the NW 1/4 of the NW 1/4, Section 14, Township 21 South, Range 3 West, identified as Tract No. 15, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 5, 6, 6A, 7 and all of Lot 8, Maxwell's Addition to Elliottville, as recorded in Map Book 3 page 118 in the Office of the Judge of Probate of Shelby County, and being more fully described as follows:

Commence at the SE corner of said NW 1/4 of NW 1/4; thence West along the South line of said NW 1/4 of NW 1/4 a distance of 530 feet, more or less, to the present Northeast right of way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 1058 feet, more or less, to the Southeast corner of said Lot 5, the Southwest property line and the point of beginning of the property herein to be conveyed; thence continue Northeasterly along said right of way line a distance of 370 feet, more or less, to the present South right of way line of County Road 26 West; thence West along said South right of way line a distance of 212 feet, more or less, to the Northwest line of Lot 8; the Northwest property line; thence Southwesterly along said property line a distance of 42 feet, more or less, to the North line of Lot 7; thence Westerly along said North line a distance of 38 feet, more or less, to the West line of said Lot 7; thence Southerly along said West line a distance of 4 feet, more or less, to a point that is 75 feet Southeasterly of and at right angles to the centerline of Relocated County Road 26 West; thence Southeasterly, parallel with said centerline Relocation, along a curve to the right (concave Southwesterly) a distance of 144 feet, more or less, to a point that is 75 feet Southwesterly of and at right angles to said centerline Relocation at Station 18+50; thence Southeasterly a distance of 82 feet, more or less, to a point that is 75 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 465+75; thence Southwesterly, parallel with said centerline, a distance of 205 feet, more or less, to the Southwest line of said Lot 5, the Southwest property line; thence Southeasterly along said property line a distance of 15 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.