

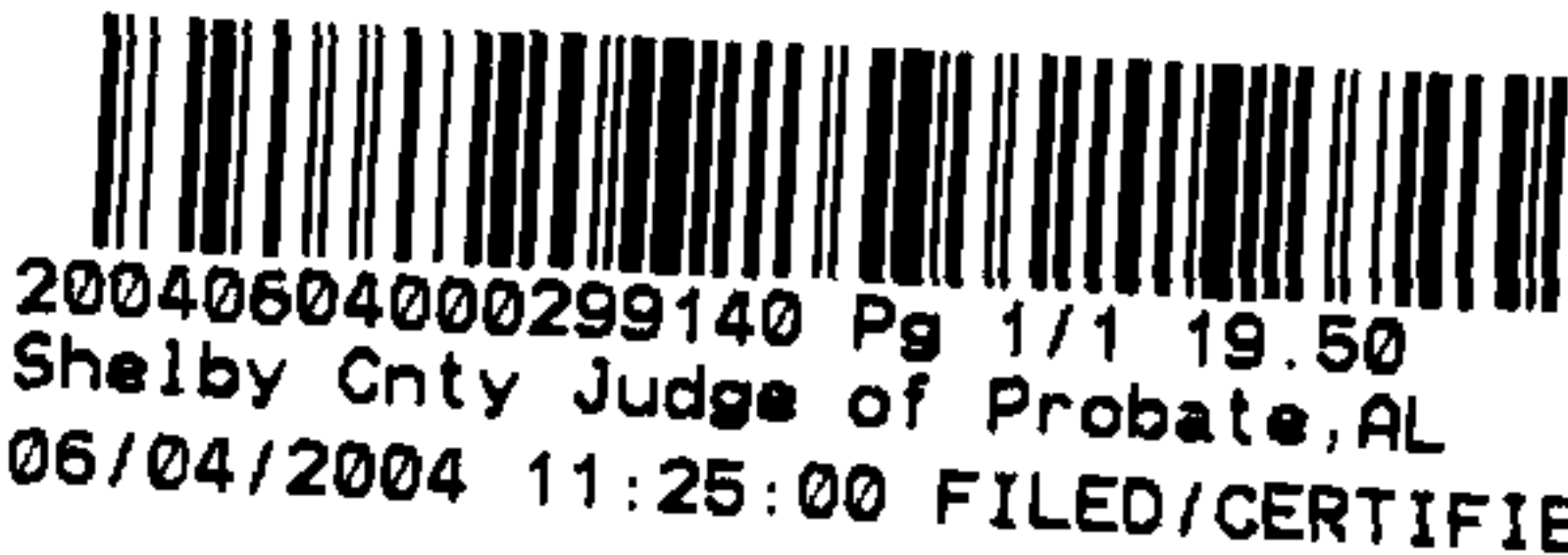
WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:
SHAWN D. BAGGETT and KIMBERLY A. BAGGETT
124 STONE ROAD
PELHAM, ALABAMA 35124



That in consideration of

THAT IN CONSIDERATION OF One Hundred Sixty-Six Thousand and 00/100 DOLLARS (166,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT MILLER and wife, MELANIE D. MILLER

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

SHAWN D. BAGGETT and KIMBERLY A. BAGGETT

(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 6, ACCORDING TO THE SURVEY OF STONEHAVEN, FIRST ADDITION, AS RECORDED IN MAP BOOK 23, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

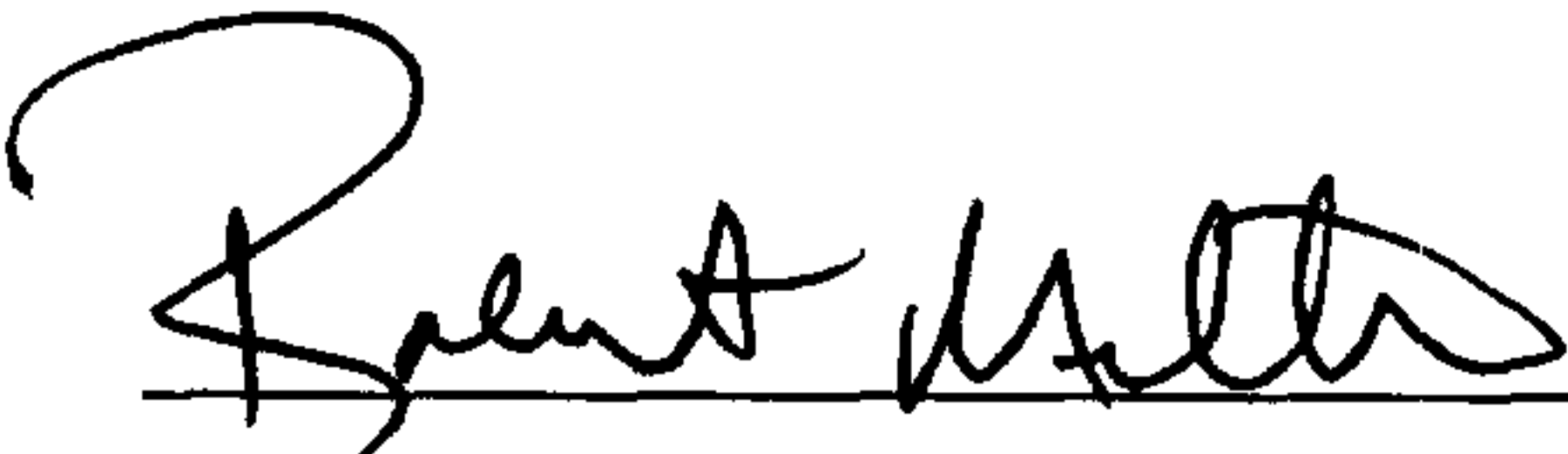

Subject to Easements, Restrictions and rights of way of record.

\$157,700.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees SHAWN D. BAGGETT and KIMBERLY A. BAGGETT 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 14th day of May, 2004.
WITNESS:

_____(Seal)  _____(Seal)
ROBERT MILLER
_____(Seal)  _____(Seal)
MELANIE D. MILLER

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROBERT MILLER AND WIFE, MELANIE D. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May A.D., 20 04.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

66064

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

3/12/06

