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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ANNA BRANCH
2900 DUBLIN DRIVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS and 00/100 (\$124,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM H. MILLER and KIMBERLY A. MILLER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANNA BRANCH and JAMES ALLAN BRANCH, WIFE AND HUSBAND, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE PHASE I AS RECORDED IN MAP BOOK 11, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

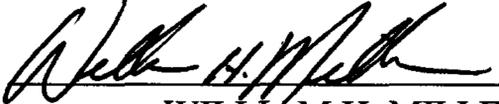
1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LINE BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. EASEMENTS BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. AGREEMENT TO ALABAMA POWER COMPANY AS RECORDED IN SHELBY REAL 166, PAGE 64.
4. RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 166, PAGE 77; SHELBY REAL 174, PAGE 781; SHELBY REAL 298, PAGE 900 AND SHELBY REAL 298, PAGE 945.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 358, PAGE 832.

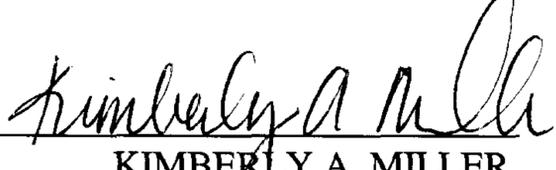
\$122,084.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM H. MILLER and KIMBERLY A. MILLER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of June, 2004.


WILLIAM H. MILLER


KIMBERLY A. MILLER

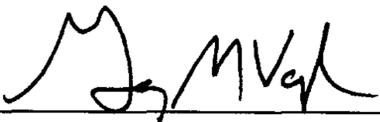
STATE OF ALABAMA)
COUNTY OF SHELBY)

20040609000309380 Pg 2/2 16.00
Shelby Cnty Judge of Probate, AL
06/09/2004 08:20:00 FILED/CERTIFIED

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM H. MILLER and KIMBERLY A. MILLER, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of June, 2004.


Notary Public

My commission expires: 9.29.06

