20050407000162100 1/1 $54.00
Shelby Cnty Judge of Probate,AL
04/07/2005 08:54:19AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS ($225,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **KEITH B. MILLER, a married person** (GRANTORS) do grant, bargain, sell and convey unto **MILLER REALTY GROUP, LLC, an Alabama Limited Liability Company** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOTS 71, ACCORDING TO THE SURVEY OF GREYSTONE VILLAGE, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.
MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTORS.
EASEMENTS, SET BACK LINES, RELEASE OF DAMAGES AND RESTRICTIONS SHOWN ON RECORD MAP.
TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 109, PAGE 501; DEED BOOK 109, PAGE 500; DEED BOOK 109, P[AGE 505 A & B AND DEED BOOK 239, PAGE 214.
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS, AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 121, PAGE 294; DEED BOOK 60, PAGE 260; AND DEED BOOK 4, PAGE 493 AND 495.
RIGHTS OF OTHERS IN AND TO THE USE OF HUGH DANIEL DRIVE.
COVENANTS AND AGREEMENTS FOR WATER SERVICE IN REAL 235, PAGE 574 AND INST# 1993/20840.
AMENDED AND RESTATED RESTRICTIVE COVENANTS IN REAL 265, PAGE 96.
AMENDED AND RESTATED GREYSTONE VILLAGE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INST# 1994/12222, WITH ARTICVELS OF INCORPORATION OF GREYSTONE VILLAGE HOMEOWNERS ASSOCIATION, INC., IN INST# 1993/20847.
AGREEMENTY BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, AN ALABAMA LIMITED PARTNERSHIP AND SHELBY CABLE IN REAL 350, PAGE 545.
EASEMENT AGREEMENT BETWEEN DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, AN ALABAMA LIMITED PARTNERSHIP AND SCHOOL HOUSE PROPERTIES IN REAL INST# 1993/22440.
SANITARY SEWER EASEMENT IN INST# 1995/4393.
$182000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

GRANTORS WARRANT THAT, THE SUBJECT PROPERTY IS NOT SUBJECT TO LEVY FOR ASSESSMENT, OR DEBT IN FAVOR OF ANY OWNERS' ASSOCIATION, MUNICIPALITY, COUNTY, STATE OR THE FEDERAL GOVERNMENT; NO WORK HAS BEEN PERFORMED, NOR SUPPLIES FURNISHED FOR WORK ON SUBJECT PROPERTY FOR MORE THAN 180 DAYS PRIOR TO DATE, FOR WHICH CHARGES HAVE NOT BEEN SATISFIED; THE GRANTORS ARE NOT SUBJECT TO LEVY FOR ANY DEBT, NOR HAS ANY NOTICE OF CLAIM NOR SUIT BEEN RECEIVED; THERE IS NO PENDING LITIGATION; THERE ARE NO RIGHTS, NOR OUTSTANDING INTERESTS IN SUBJECT PROPERTY IN FAVOR OF ANY THIRD PARTY NOT PREVIOUSLY DISCLOSED TO GRANTEE. ALSO, THE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HIS SPOUSE.

TO HAVE AND TO HOLD unto the said ***GRANTEE*** its successors and assigns forever; And said **GRANTOR** does for himself, his heirs, successors, and assigns covenant with said ***GRANTEE***, its successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors and assigns shall, warrant and defend the same to the said ***GRANTEE***, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 24 day of MARCH, 2005.

_____ **Seal**
KEITH B. MILLER

Shelby County, AL 04/07/2005
State of Alabama

Deed Tax:$43.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that KEITH B. MILLER whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.
Given under my hand and seal this 24 day of MARCH, 2005.

_____
Notary Public
Commission Expires: 11-9-06

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
MILLER REALTY GROUP, LLC
1131 Hardwood Cove Road
B'ham, Al 35242