

WARRANTY DEED

Shelby County, AL 04/11/2005  
State of Alabama

Deed Tax: \$228.00

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND DOLLARS & 00/100----(\$228,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we KEITH B. MILLER AND TIFFANY E. MILLER, HUSBAND AND WIFE, referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto MILLER REALTY GROUP, L.L.C., referred to as Grantee(s), his/her heirs and assigns, the following described real estate, situated in ~~Shelby~~<sup>Jefferson</sup> County, State of Alabama, to wit:

*Ken JAM*  
LOT 815, ACCORDING TO A SURVEY OF GREYSTONE LEGACY, 8<sup>TH</sup> SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 14, A, B, C, AND RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS DEED IS PREPARED AT THE REQUEST OF THE GRANTEE. NO TITLE SEARCH WAS PERFORMED, THEREFORE, WE MAKE NO REPRESENTATIONS AS TO THE MARKETABILITY OF THE TITLE.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 11<sup>th</sup> day of April, 2005.

*Keith B. Miller*  
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KEITH B. MILLER

*Tiffany E. Miller*  
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TIFFANY E. MILLER

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that KEITH B. MILLER AND TIFFANY E. MILLER, whose names 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this 11<sup>th</sup> day of April, 2005.

*Juan Seymour*  
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NOTARY PUBLIC