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STATE	OF	ALABAMA	)
DIAIL	OF	ALADAMA	,

## WARRANTY DEED

SHELBY COUNTY

## JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty Thousand and NO/100 (\$180,000.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller, a married man herein referred to as Grantor, in hand paid by Timothy A. Miller and wife, Kimberly Miller herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" - Legal Description

The subject property does not constitute any part of the homestead of the grantors.

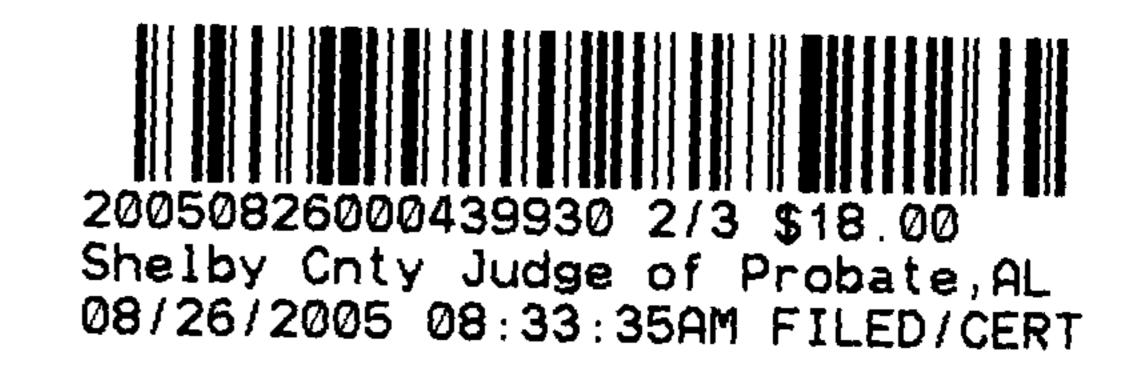
This instrument was prepared without benefit of title examination on the part of the preparer.

Harold Miller is the survivor of a survivorship deed to Harold Miller and wife, Julia Faye Miller. Julia Faye Miller deceased on October 4, 2004.

All consideration is being paid by mortgage recorded 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.



Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 24 day of 4, 2005.

Harold Miller

STATE OF ALABAMA )
TALLADEGA COUNTY )

I, the undersigned authority, in and for said County, in said State, hereby certify that Harold Miller, a married man whose name is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 44 day of

Jul 2005.

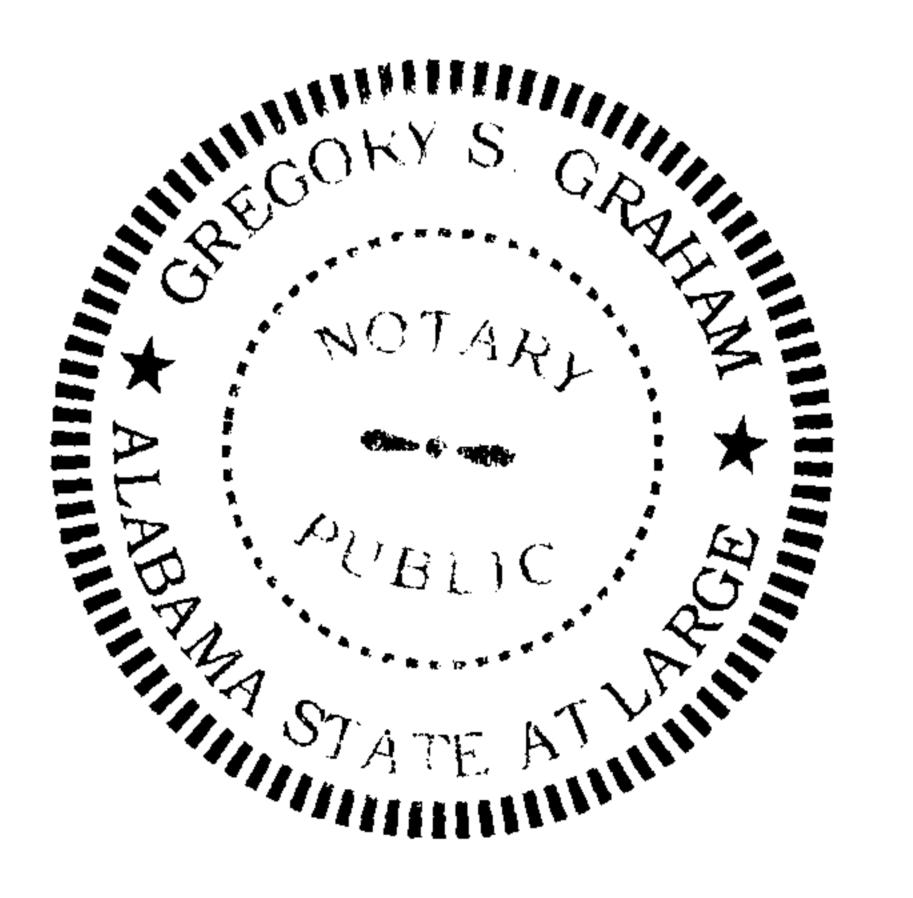
OTARY PUBLIC

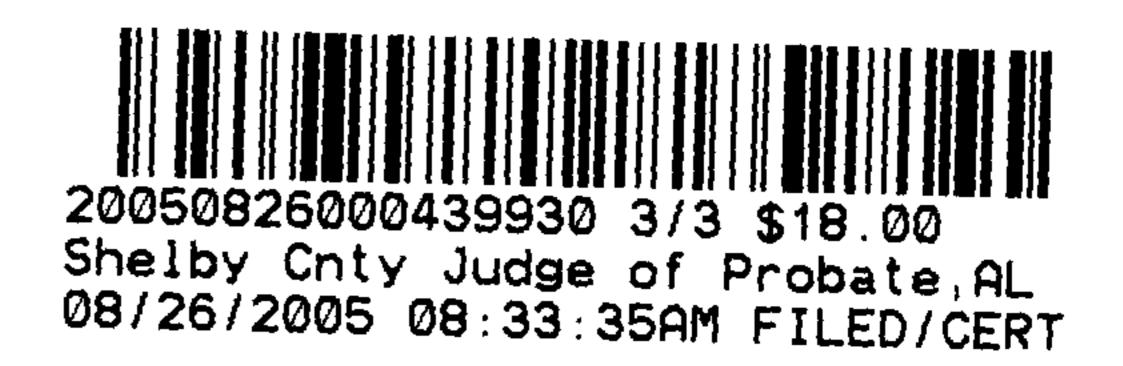
My Commission Expires: 9/10/07

This document prepared by:

Gregory S. Graham
Mitchell & Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to: Timothy A. Miller 485 Hwy 467 Vincent, AL 35178





## EXHIBIT "A" - LEGAL DESCRIPTION

Commencing at a 1/2" capped iron by: Van Peavy, point being the Northeast Corner of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence N 89'59'41" W along the North boundary of said Section a distance of 2560.07 feet to a point on the Westerly right-of-way of a County Road No. 467 (80' R\W), said point being the point of beginning of herein described parcel of land; thence S 09'00'39" W along said right-of-way a distance of 112.77 feet to a 1/2" capped rebar set; thence N 63'56'58" W a distance of 232.54 feet to a 1/2" capped rebar set; thence N 05'32'34" E a distance of 297.51 feet to a 1/2" capped rebar set; thence S 50'09'36" E a distance of 279.87 feet to a 1/2" rebar set on the Westerly right-of-way of said county road; thence S 09'00'39" W along said right-of-way a distance of 108.91 feet to the Point of Beginning.

Said described parcel contains 1.36 acres, more or less, and lies in the SE1/4 of SW1/4 and the SW1/4 of SE1/4 of Section 4 and in the NE1/4 of NW1/4 and the NW1/4 of NE1/4 of Section 9, T19S, R2E, Shelby County, Alabama.