

SEND TAX NOTICE TO:  
Bryan Huffstutler  
2632 Alta Vista Circle  
Birmingham, Alabama 35243

This instrument was prepared by  
Greg Lee  
Lee & McClelland, LLC.  
P.O. Box 430222  
Birmingham, Alabama 35243

**WARRANTY DEED**

STATE OF Alabama  
Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Eight Thousand Two Hundred dollars & no cents (\$208,200.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Peggy C. Miller, an unmarried woman by Charles H. Miller, Jr., Attorney in Fact** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Bryan Huffstutler, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 15 AND 16, SURVEY OF ALTADENA VALLEY COUNTRY CLUB  
SECTOR AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE  
OF JEFFERSON COUNTY, ALABAMA IN MAP BOOK 66, PAGE 39 AND  
IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,  
ALABAMA IN MAP BOOK 4, PAGE 71.

SITUATED IN JEFFERSON COUNTY, ALABAMA, BIRMINGHAM  
DIVISION AND IN SHELBY COUNTY, ALABAMA.

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Peggy C. Miller is the surviving grantee of deed(s) recorded in Instrument No. 200412/1456 and  
Real 198, Page 227 (Jefferson Co.), and Book 243, Page 191 and Book 240, Page 901 (Shelby  
Co.). The other grantee, Charles H. Miller having died on Jan. 8, 2004.

Subject to: (1) Taxes for the year 2006 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any. (4) Release of damages as recorded in Volume 255, Page 572 in Jefferson Co. and Volume 4, Page 542 in Shelby County. (5) Easement granted to Alabama Power Company as recorded in Volume 6693, Page 287, Public Records of Jefferson County, Alabama and Deed Book 218, Page 58 and Page 381, Public Records of Shelby County, Alabama. (6) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Volume 6914, Page 571 in the Probate Office of Jefferson and Volume 231, Page 914 in the Probate Office of Shelby County, Alabama. (7) 35' building line to the front of both lots as shown on recorded Map Book 66, Page 39 in Jefferson County and Map Book 4, Page 71 in Shelby County. (8) 10' easement to the rear of both lots as shown on recorded Map Book 66, Page 39 in Jefferson County and Map Book 4, Page 71 in Shelby County. (9) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 255, Page 572 in Jefferson County and Volume 4, Page 542 in Shelby County.

\$ 208,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**s, 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 **GRANTEE**s, their heirs and assigns forever, against the lawful claims of all persons.

*RCW  
C. HUFFSTUTLER  
ALF*

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this April 28, 2006.

(Seal)

(Seal)

Peggy C. Miller, an unmarried woman

by Charles H. Miller, Jr. AIF (Seal)

Peggy C. Miller, an unmarried woman by Charles H. Miller,  
Jr., Attorney in Fact

(Seal)

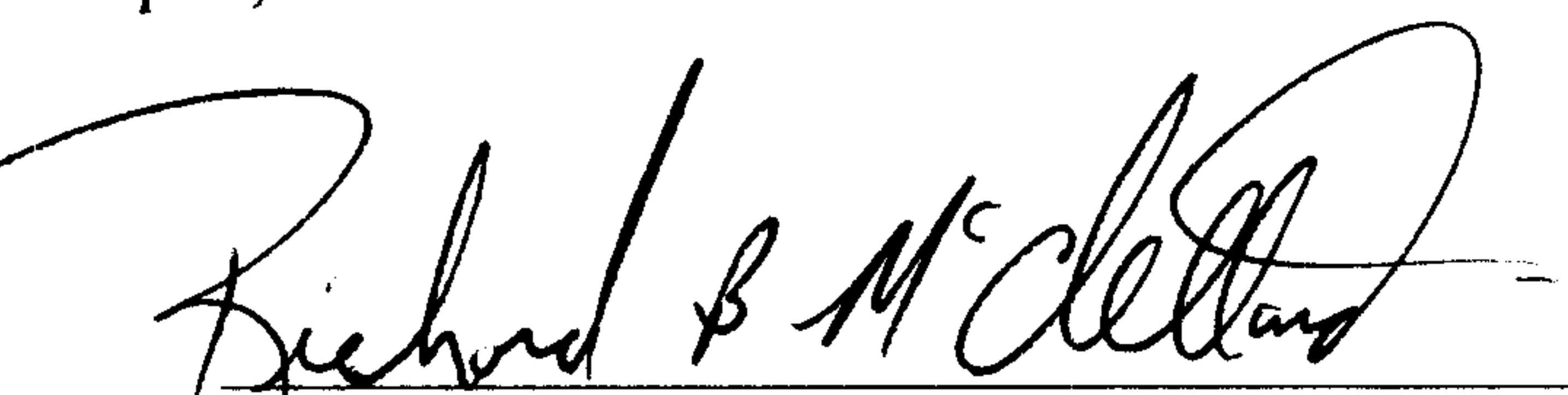
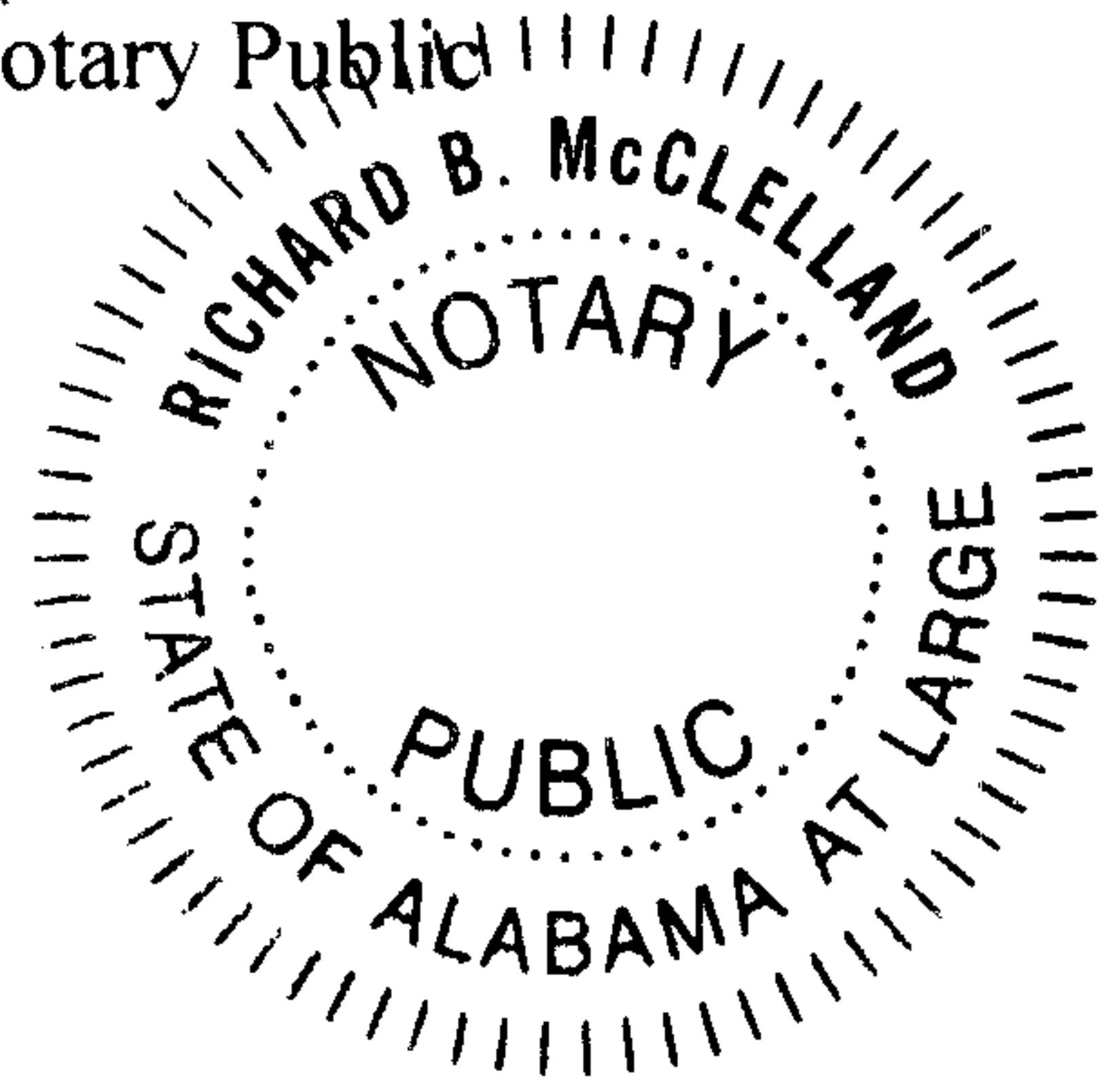
STATE OF: Alabama  
COUNTY OF: Jefferson

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Peggy C. Miller, whose name is signed by Charles H. Miller, Jr., as Attorney in Fact, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he(she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on the 28th day of April, 2004.

My commission expires \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: OCT 21, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
Richard B. McClelland  
Notary Public  
  
RICHARD B. McCLELLAND  
NOTARY  
PUBLIC  
STATE OF ALABAMA AT LARGE

20060503000412840 2/2  
Bk: LR200607 Pg: 24094  
05/03/2006 08:03:59 AM D  
Fee - \$8.00

Total of Fees and Taxes-\$8.00  
WILSONN