

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

VALUE: \$12,000.00

20070507000212960 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/07/2007 01:00:13PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. Richard N. A. Miller
10807 W. Canterbury Dr.
Sun City, AZ 85351

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE AND NO/00 DOLLARS (\$1.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert Kelly Isbell, a single man and Richard N. A. Miller, a single man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Robert Kelly Isbell and Richard N. A. Miller, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land in the Southeast corner of NW 1/4 of the NE 1/4 of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 18 South Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4 - 1/4 Section a distance of 256.61 feet to a point; thence turn as interior angle of 88 deg. 13 min. 20 sec. and run to the right in a Northerly direction a distance of 250 feet to a point; thence turn as interior angle of 91 deg. 46 min. 40 sec. and run to the right in a Easterly direction a distance of 259.33 feet to a point on the East line of said 1/4 - 1/4 Section; thence turn an interior angle of 89 deg. 22 min. 40 sec. and run to the right in a Southerly direction along the East line of said 1/4 - 1/4 Section a distance of 250.01 feet, more or less, to the point of beginning of the herein described Tract 4; containing 1.5 acres.

According to survey made by A. Frazier Christy on the 21st day of June, 1977.

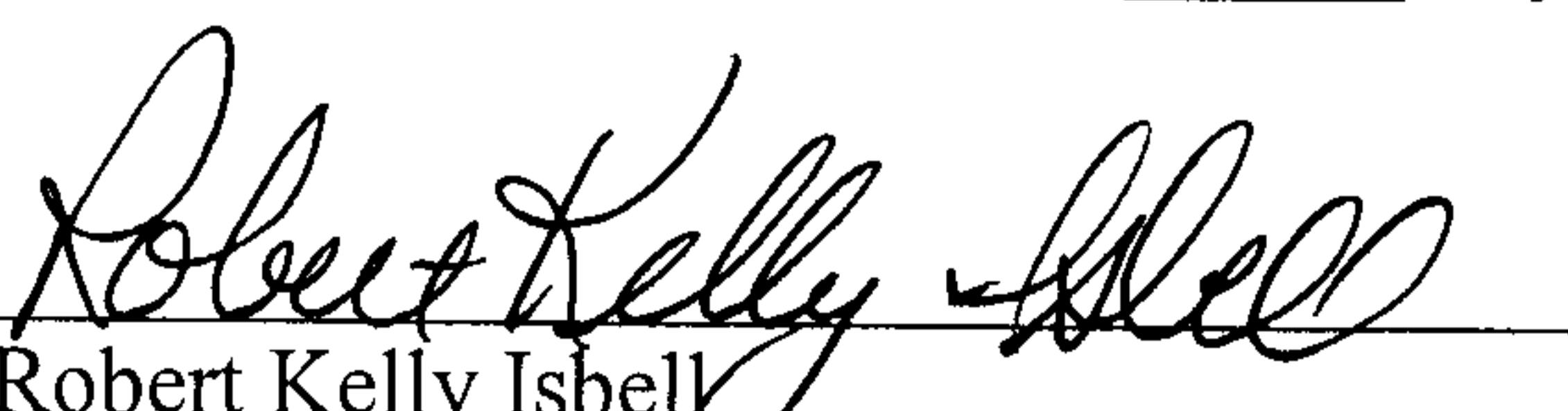
Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

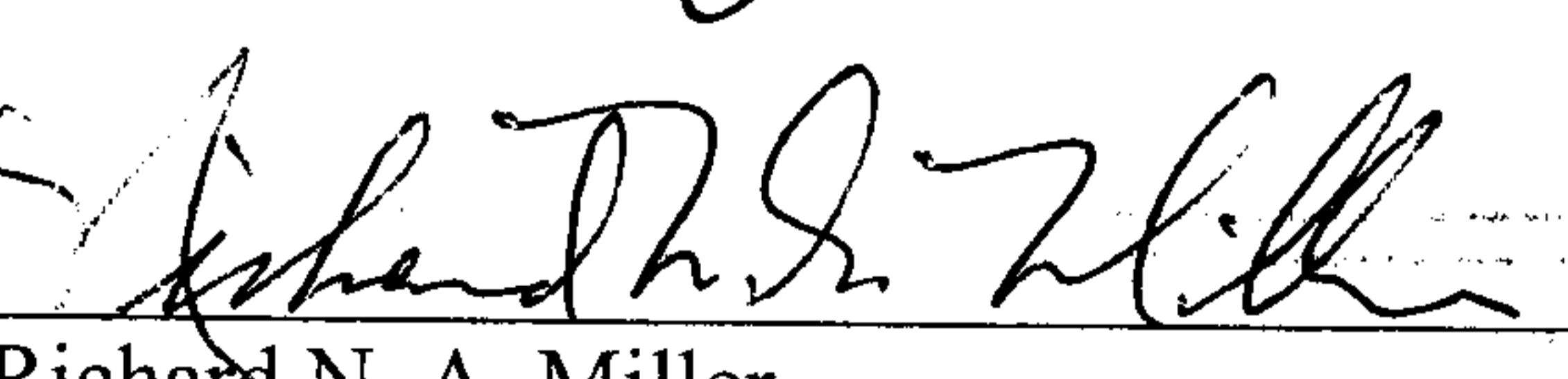
Grantor Richard N. A. Miller is the surviving spouse and Grantor Robert Kelly Isbell is the sole surviving descendant of Patricia A. Isbell, deceased, who died intestate on May 18, 2005.

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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2007.


Robert Kelly Isbell


Richard N. A. Miller

(SEE ATTACHED FOR NOTARY ACKNOWLEDGMENTS)

Shelby County, AL 05/07/2007
State of Alabama

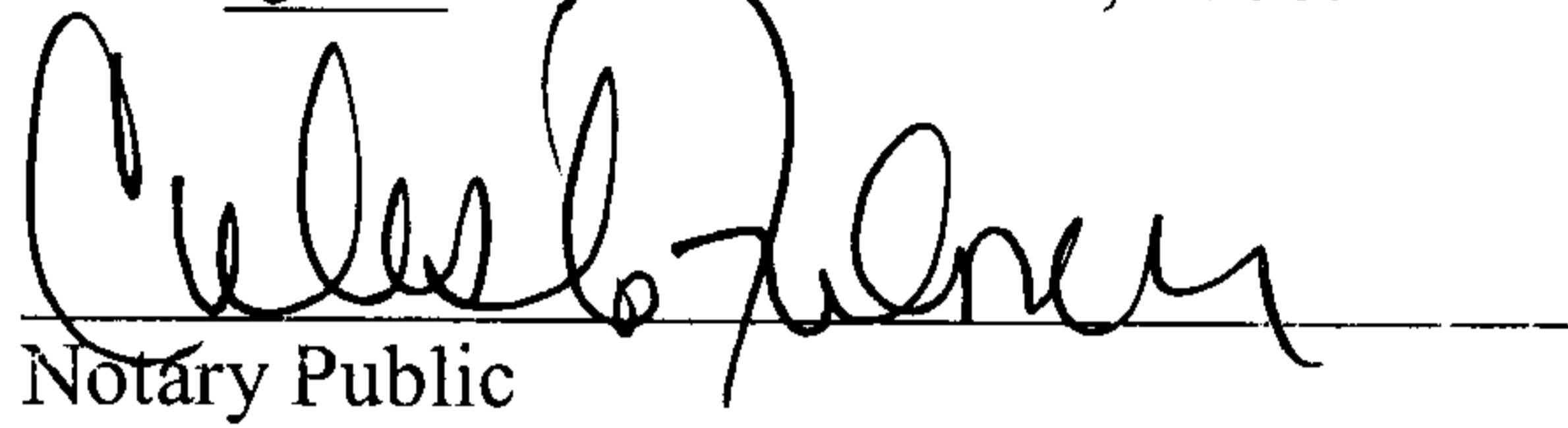
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Robert Kelly Isbell, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2006.



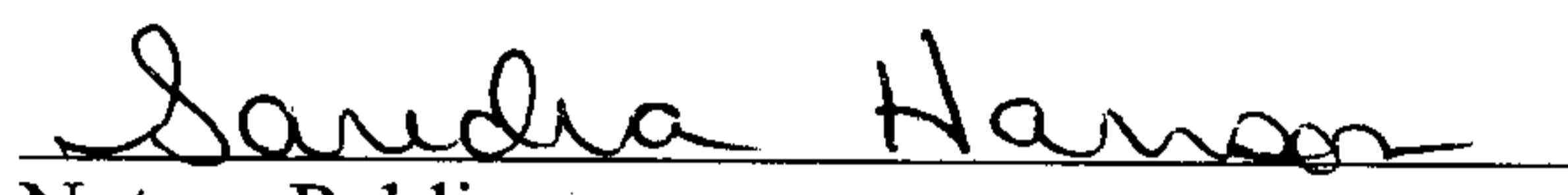
Notary Public

My commission expires: 10-6-08

STATE OF Arizona)
COUNTY Mariopa)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Richard N. A. Miller, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of Jan, 2006.



Notary Public

My commission expires: Aug 3 2008

