


THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

WARRANTY DEED


20070627000300530 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/27/2007 08:28:28AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Nineteen Thousand Nine Hundred Nine One and no/100 Dollars, (\$119,991.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DIANNE STEWART JOHNSON, A MARRIED WOMAN, (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto WILLIAM A. MILLER, AN UNMARRIED MAN, AND PENNY L. HARRIS-JOHNSON, AN UNMARRIED WOMAN, (hereinafter called "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached copy of Schedule A Legal Description:

"THIS IS NOT THE HOMESTEAD OF DIANNE STEWART JOHNSON"

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

1. Taxes due October 1, 2007.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor does individually and for the heirs, executors and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

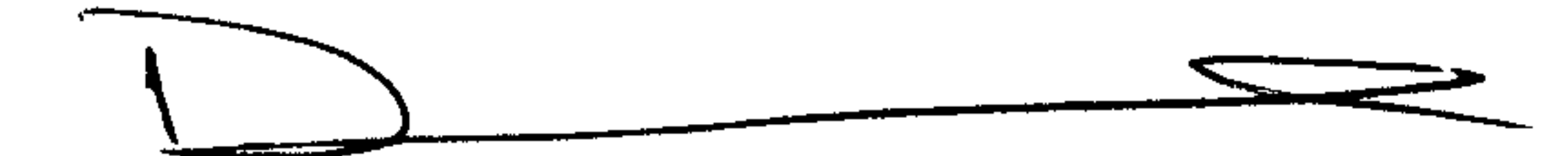
IN WITNESS WHEREOF, the Grantor has executed this Deed on this the 30TH day of APRIL, 2007.


DIANNE STEWART JOHNSON

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that, DIANNE STEWART JOHNSON, A MARRIED WOMAN, whose name is/are signed to the foregoing Warranty Deed, and who is/are known to me,, acknowledged before me on this day that, being informed of the contents of the Deed, that she/he/they executed the same voluntarily on the day the same bears dated.

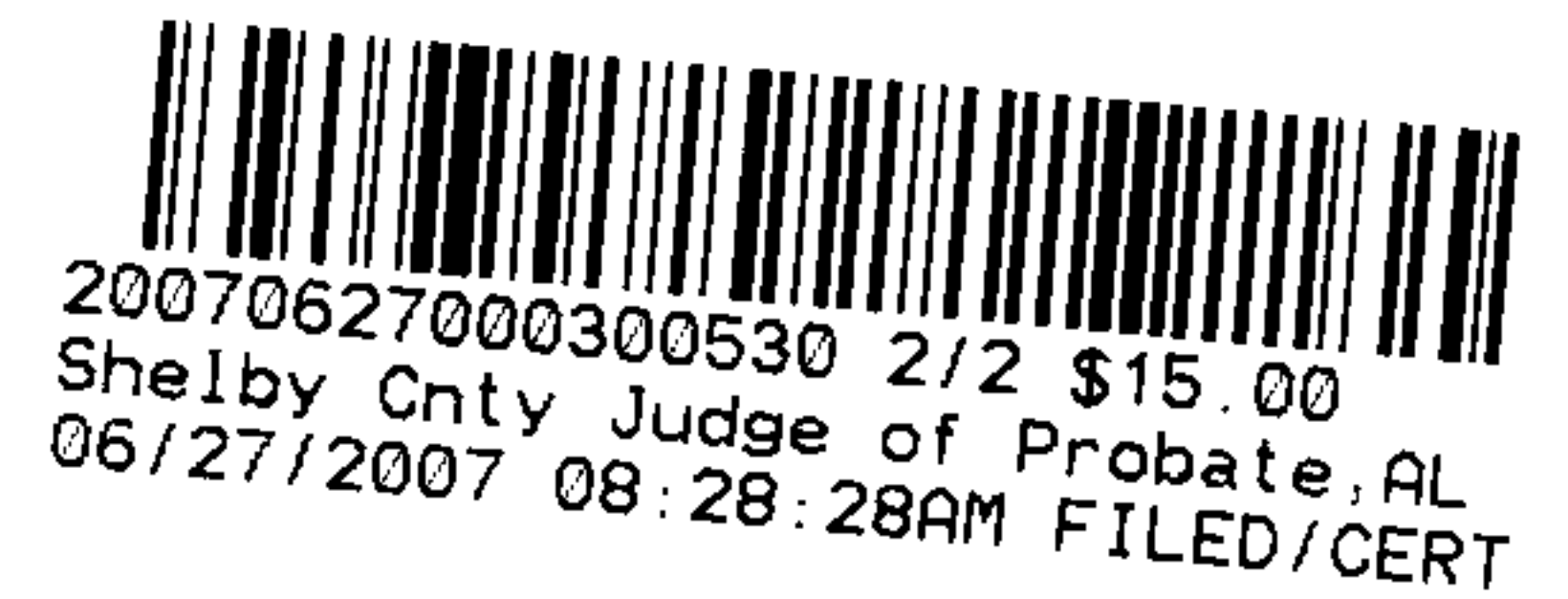
GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 30TH day of APRIL, 2007


Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2010

(Seal)

\$119,991.00 of The Purchase Price was paid
from the proceeds of a mortgage loan close
simultaneously herewith

Exhibit "A"
Legal Description



COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE EAST ALONG SOUTH BOUNDARY OF SAID SECTION 923.14 FEET TO A POINT; THENCE TURN 85 DEGREES 15 MINUTES LEFT AND RUN A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 140.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES LEFT AND RUN A DISTANCE OF 163.00 FEET TO A POINT ON THE 397 CONTOUR LINE OF LAY LAKE; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE 397 CONTOUR LINE OF SAID LAY LAKE TO A POINT THAT IS 140.00 FEET NORTHWESTERLY OF AND PERPENDICULAR TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE LEFT AND RUN A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF CAPTION LANDS LYING WITHIN A CUL-DE-SAC.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: #60 LILY LANE; SHELBY, AL 35143 TAX MAP OR
PARCEL ID NO.: 33-7-26-0-001-004.002

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

Day