


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Holly Dobbs
647 Lake Drive
Shelby, AL. 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20080404000138200 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
04/04/2008 03:45:57PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TEN THOUSAND AND NO/00 DOLLARS (\$10,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **HOWARD W. MILES, a single man** (herein referred to as *Grantors*) grant, bargain, sell and convey unto **CRYSTAL POWELL, GARRY MILES, and HOLLY DOBBS** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 345, according to the survey of Alabama Power Company Recreational Cottage Site, Sector 1, as recorded in Map Book 21, Pages 96A-C in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

Shelby County, AL 04/04/2008
State of Alabama
Deed Tax: \$10.00

This Property constitutes no part of the homestead of the Grantor.

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 4th day of APRIL, 2008.

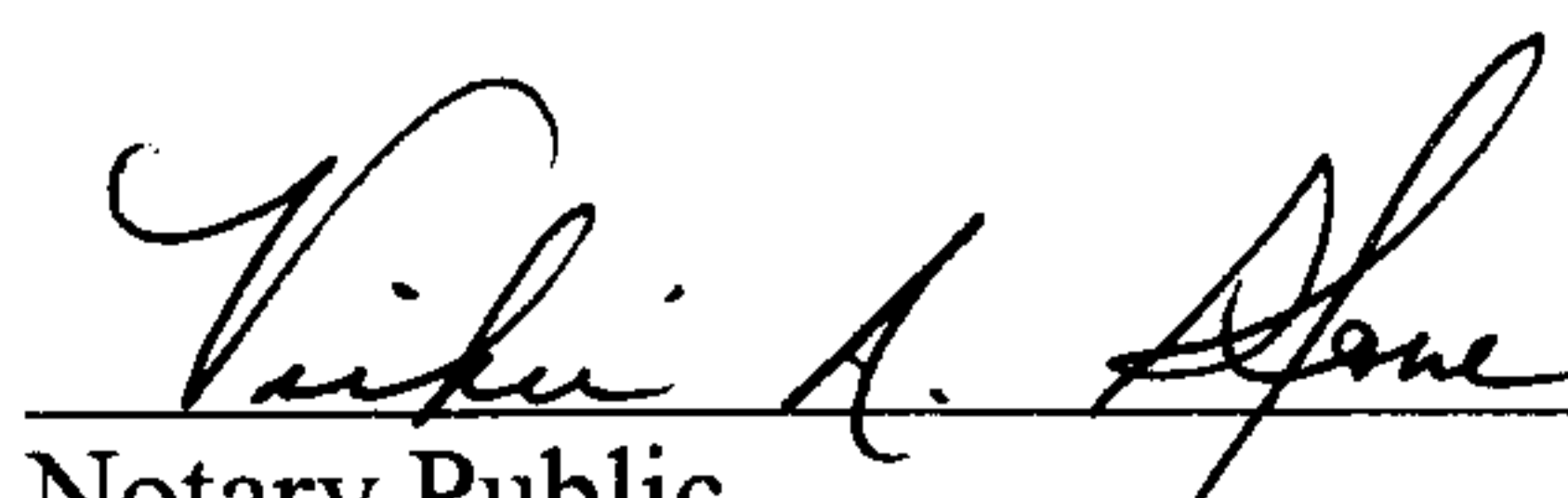


HOWARD W. MILES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **HOWARD W. MILES**, 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 4th day of APRIL, 2008.



Notary Public
My Commission Expires: 3-19-12

