


This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Justin Lance Woodruff
151 Lucas Lane
Maylene, AL 35114

WARRANTY DEED


20081007000395980 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/07/2008 10:16:42AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Spencer Miller and Andrea Miller, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Justin Lance Woodruff

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Legal Description

Subject to: All Easements, Restrictions and Rights of Way of record.

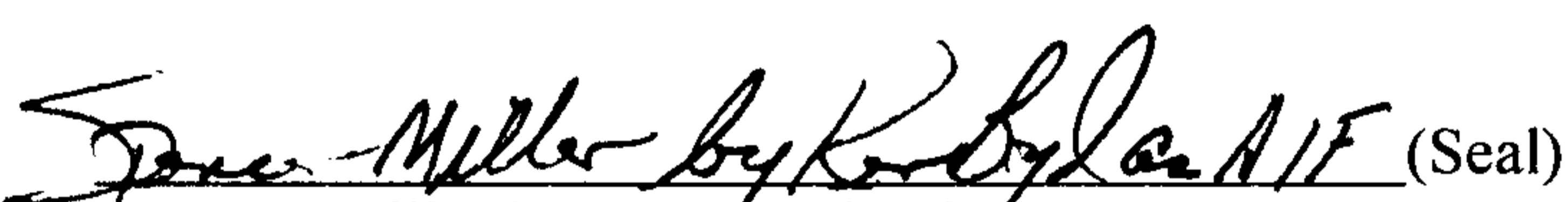
\$148,046.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

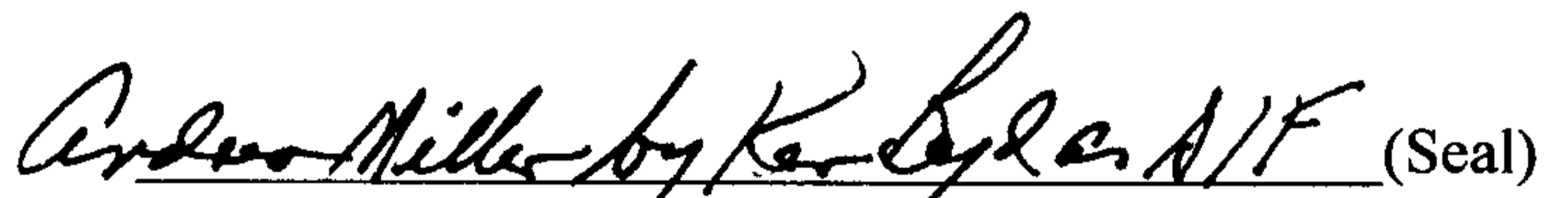
TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signature(s) and seal(s), this the 29th day of September, 2008.

 (Seal)
Spencer Miller by Ken Boyd, His Attorney in Fact

 (Seal)
Andrea Miller by Ken Boyd, Her Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 10/07/2008
State of Alabama
Deed Tax: \$2.00

I, R. Timothy Estes, a Notary Public in and for said State at Large hereby certify that Ken Boyd, whose name as Attorney in Fact for Spencer Miller and Andrea Miller, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, he, in his 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 this the 29th day of September, 2008.





Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011

EXHIBIT A - Legal Description



20081007000395980 2/2 \$16.00
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PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN NORTHERLY ALONG THE QUARTER LINE 381.31 FEET; THENCE RUN S 89 DEG. 48' E 16.46 FEET TO A POINT ON THE WEST MARGIN OF A PUBLIC GRAVEL (PRESENTLY PAVED) ROAD (LUCAS LANE); THENCE RUN ALONG SAID ROAD MARGIN N 03 DEG. 15' W 51.8 FEET TO THE POINT OF BEGINNING OF THE TRACK HEREIN DESCRIBED, THENCE CONTINUE N 03 DEG. 15' W ALONG SAID ROAD MARGIN 100.65 FEET; THENCE S 88 DEG. 54' 33" W 398.66 FEET; THENCE RUN S 02 DEG. 56' E (OLD DEED) S 02 DEG. 56' 50" E (MEASURES) 117.05 FEET; THENCE RUN N 86' 32" E 399 FEET TO THE POINT OF BEGINNING.

PARCEL II

PART OF THE N 1/2 OF THE SW 1/4, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS. FROM THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN NORTHERLY ALONG THE QUARTER LINE 104.44; THENCE RUN S 87 DEG. 23' E FOR 52.92 FEET TO A POINT ON THE WEST MARGIN OF A PUBLIC CHERT (PRESENTLY PAVED) ROAD (LUCAS LANE); THENCE RUN N 13 DEG. 14' W ALONG SAID ROAD MARGIN FOR 151.04 FEET; THENCE RUN N 03 DEG. 15' W CONTINUING ALONG SAID ROAD MARGIN FOR 184.0 FEET; THENCE RUN S 86 DEG. 32' W FOR 319.0 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUE S 86 DEG. 32' W FOR 155.0 FEET; THENCE RUN S 03 DEG. 15' E FOR 184.0 FEET; THENCE RUN N 86 DEG. 32' E FOR 155.0 FEET; THENCE RUN N 03 DEG. 15' W FOR 184.0 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.