

THIS INSTRUMENT PREPARED BY:
Watkins Law Firm, LLC
3540 Independence Drive
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Robert A. Miller
243 Warwick Lane
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Eight Thousand Five Hundred Dollars and Zero Cents (\$138,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, The Estate of Helen Marie Ferguson a/k/a Helen B. Ferguson, deceased, Shelby County Probate Case # 2007-000492 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Robert A. Miller, an unmarried man (hereinafter referred to as GRANTEE), the following described homesteaded real property, situated in Shelby County, Alabama, to wit:

Lot 192, according to the Survey of Amended Map of Phase II Weatherly Warwick Village Sector 17 as recorded in Map Book 22, Page 67, Shelby County, Alabama Records.

Real Property Address: 243 Warwick Lane, Alabaster, Shelby County, Alabama 35007
Parcel # 14-9-31-3-001-152.000

This General Warranty Deed is encumbered by a mortgage by RBC Bank, in the monetary amount of One Hundred Thirty-Eight Thousand Five Hundred Dollars and Zero Cents (\$138,500.00) on the 29th day of September, 2008.

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

And the GRANTOR does for himself, his successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; and he will, and he successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set his signature and seal, this 29th day of September, 2008.

Stephen Wayne Ferguson
Stephen Wayne Ferguson
THE ESTATE OF HELEN MARIE FERGUSON,
DECEASED, BY: STEPHEN WAYNE
FERGUSON, EXECUTOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Stephen Wayne Ferguson, Executor of the Estate of Helen Marie Ferguson, whose name is signed to the foregoing instrument, and who is known to me or who was made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2008

Seal:

Ashley Neese
Notary Public
My Commission Expires:

ASHLEY NEESE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 7-12-10