

Send tax notice to:
ROBERT DENVER MILLER
538 RIVER CREST WAY
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010164

Shelby COUNTY

WARRANTY DEED

Shelby County, AL 06/24/2010

State of Alabama

Deed Tax : \$3.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifteen Thousand Nine Hundred and 00/100 Dollars (\$215,900.00) in hand paid to the undersigned, ADAMS HOMES, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor") by ROBERT DENVER MILLER and JUANITA RUTH MILLER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1851, ACCORDING TO PLAT OF OLD CAHABA, PHASE V, 3RD ADDITION, AS RECORDED IN MAP BOOK 37 PAGE 6-B IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. Building setback lines of 20 feet reserved from River Crest Circle, as shown by recorded plat.
3. Utility easements as shown by recorded plat, including an easement of 10 feet along rear.
4. Restrictions, limitations and conditions as set out in Map Book 37, page 6-B, in said Probate Office.
5. Transmission Line Permits to Alabama Power Company recorded in Deed Book 134 Page 85, Deed Book 134 Page 85, Deed Book 131 Page 447, Deed Book 257 Page 213 and Real Volume 46, page 69, and Deed Book 156, page 203, in Probate Office.
6. Easement(s) to Shelby County, as shown by instrument recorded in Deed Book 155, page 331, Deed Book 155, page 425, Book 2, page 16, and Book 156, page 203, in said Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 15 Page 415, Book 61 Page 164, Real 133 Page 277 and Real 321 Page 626 in Probate Office.

\$213,030.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, an Alabama limited liability company, by WAYNE L. ADAMS its, MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of June, 2010.

ADAMS HOMES, LLC

By: _____

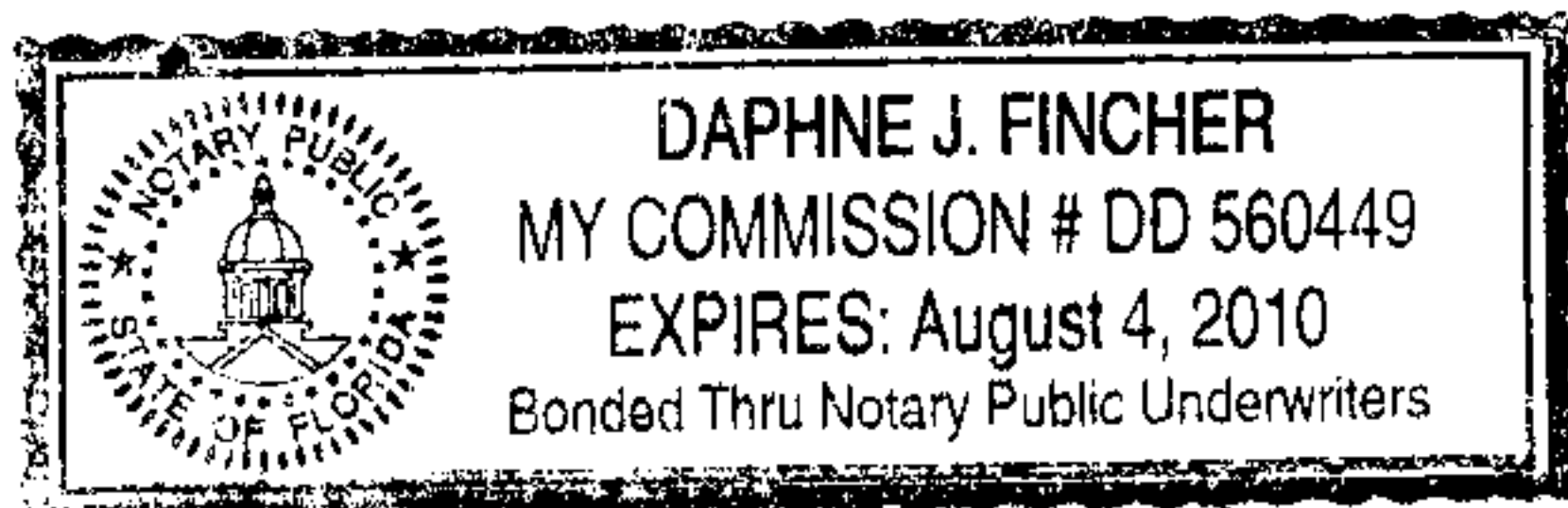
WAYNE L. ADAMS

ITS: MANAGING MEMBER

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE L. ADAMS, whose name as MANAGING MEMBER of ADAMS HOMES, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of June, 2010.



Daphne J. Fincher
Notary Public
Print Name: Daphne J. Fincher
Commission Expires: 8/4/10