


PLEASE RE-RECORD THIS DEED AFTER YOU RECORD THE ORIGINAL POWER OF ATTORNEY.
THIS DEED IS ALSO BEING RE-RECORDED TO REFLECT THE POWER OF ATTORNEY LANGUAGE
IN THE ACKNOWLEDGMENT AS FOLLOWS: *** (See Below)

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
J. Coleman Gerstner
6007 Rosemont Road
Birmingham, AL 35242

S2009-000354

20090818000317810 1/2 \$504.00
Shelby Cnty Judge of Probate, AL
08/18/2009 11:19:38 AM FILED/CERT
Shelby County, AL 08/18/2009
State of Alabama
Deed Tax: \$490.00

**** I. Lauren Ashley Baum a notary for said County and in said State, hereby certify that Roger M. Miller appearing herein individually and as Agent and Attorney in Fact for Regina K. Miller, by virtue of the Power of Attorney executed in the State of Georgia, County of Cherokee, on August 13, 2009. This Power of Attorney is being recorded in Shelby County Alabama.**

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$490,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Roger M. Miller and Regina K. Miller husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rachel C. Gerstner and J. Coleman Gerstner wife and husband (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

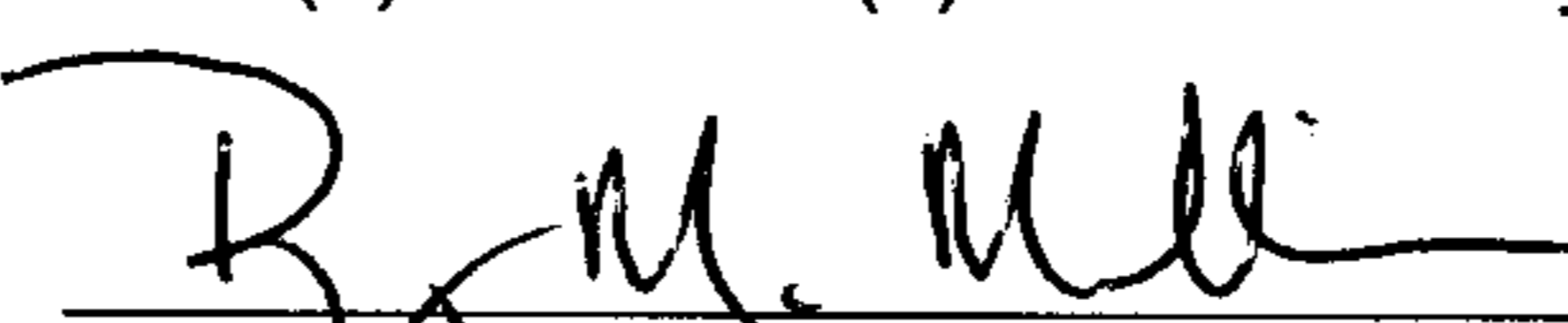
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

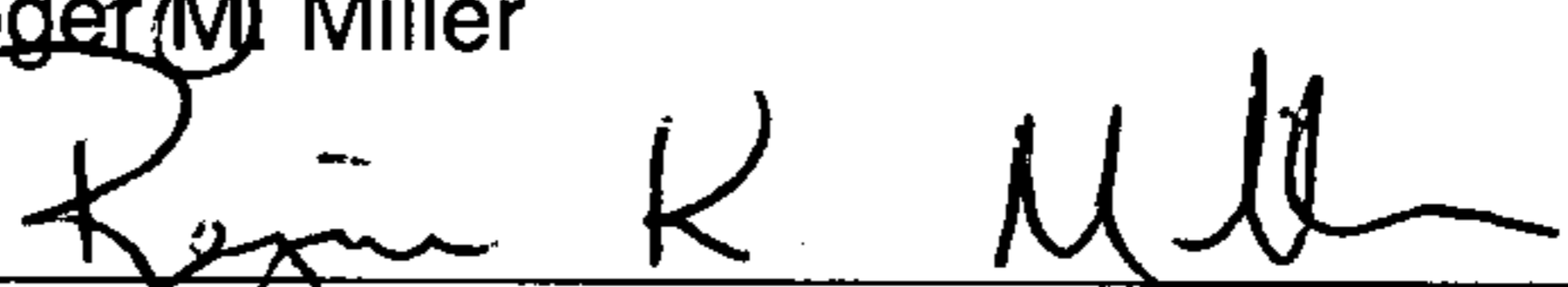
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

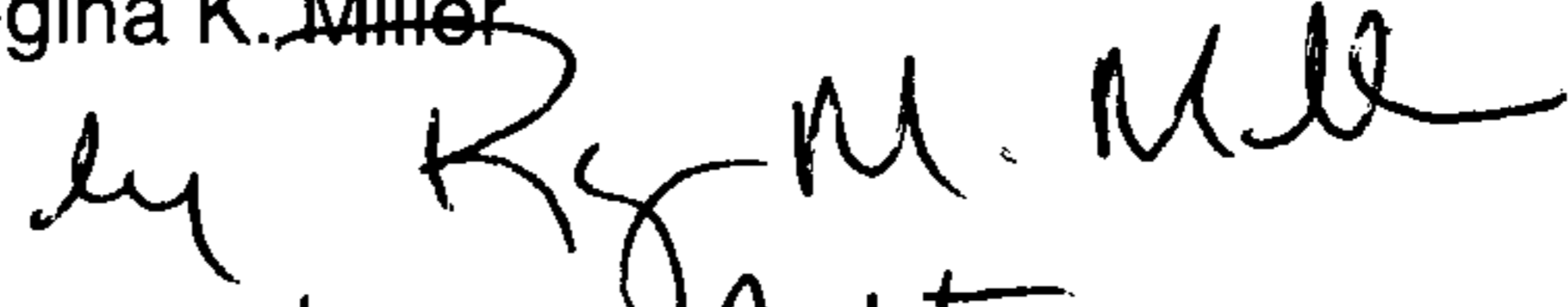
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$200,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 13th day of August, 2009.



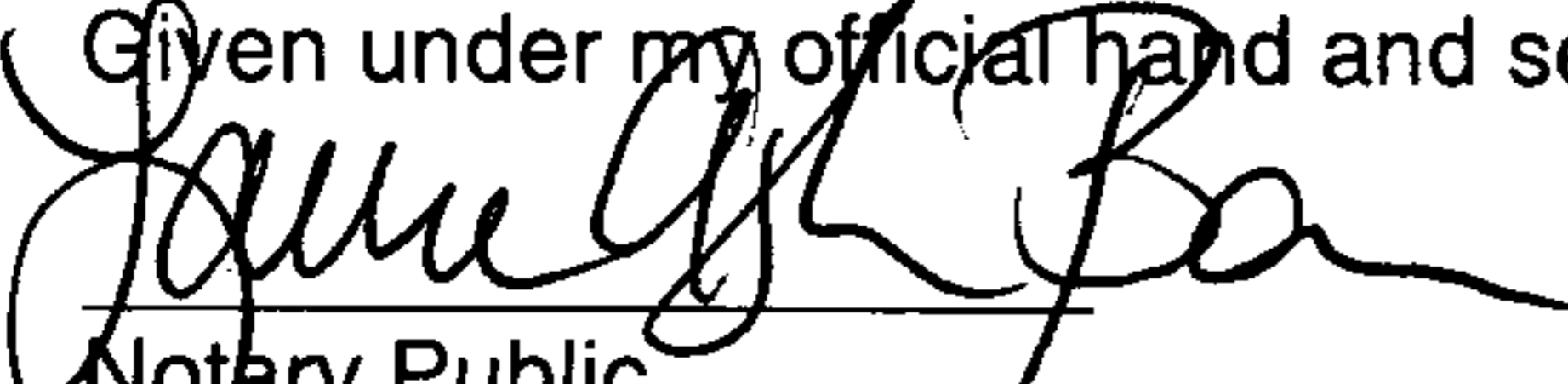
Roger M. Miller


Regina K. Miller

w AIF

State of Alabama
Shelby County


I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Roger M. Miller and Regina K. Miller, by whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13th day of August, 2009.



Notary Public
Commission Expires: 06/06/11




20110311000081310 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/11/2011 01:23:24 PM FILED/CERT




20090818000317810 2/2 \$504.00
Shelby Cnty Judge of Probate, AL
08/18/2009 11:19:38 AM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Greystone, Phase Two, 7th Sector, as recorded in Map Book 19, page 121, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use of the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 250 in the Probate Office of Shelby County, Alabama and all amendments hereto.

Purported Address: 6007 Rosemont Road, Birmingham, AL 35242


20110311000081310 2/2 \$16.00
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