

Send tax notice to: Joseph Miller, 1243 Legacy Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven hundred ninety-two thousand and no/100 (\$792,000.00) Dollars, the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Lee T. Rosenthal and his wife Laila L. Rosenthal , whose mailing address is:
4651 Sonado Place, Parker, CO. 80134

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph Miller and Kimberly Miller, whose mailing address is:
1243 Legacy Drive, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in SHELBY County, Alabama, the address of which 1243 Legacy Drive, Birmingham, Al. 35242 to-wit:

Lot 208B, according to a resurvey of a resurvey of Lots 208 and 209, Greystone Legacy 2nd Sector, as recorded in Map Book 31, Page 80 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$633,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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.

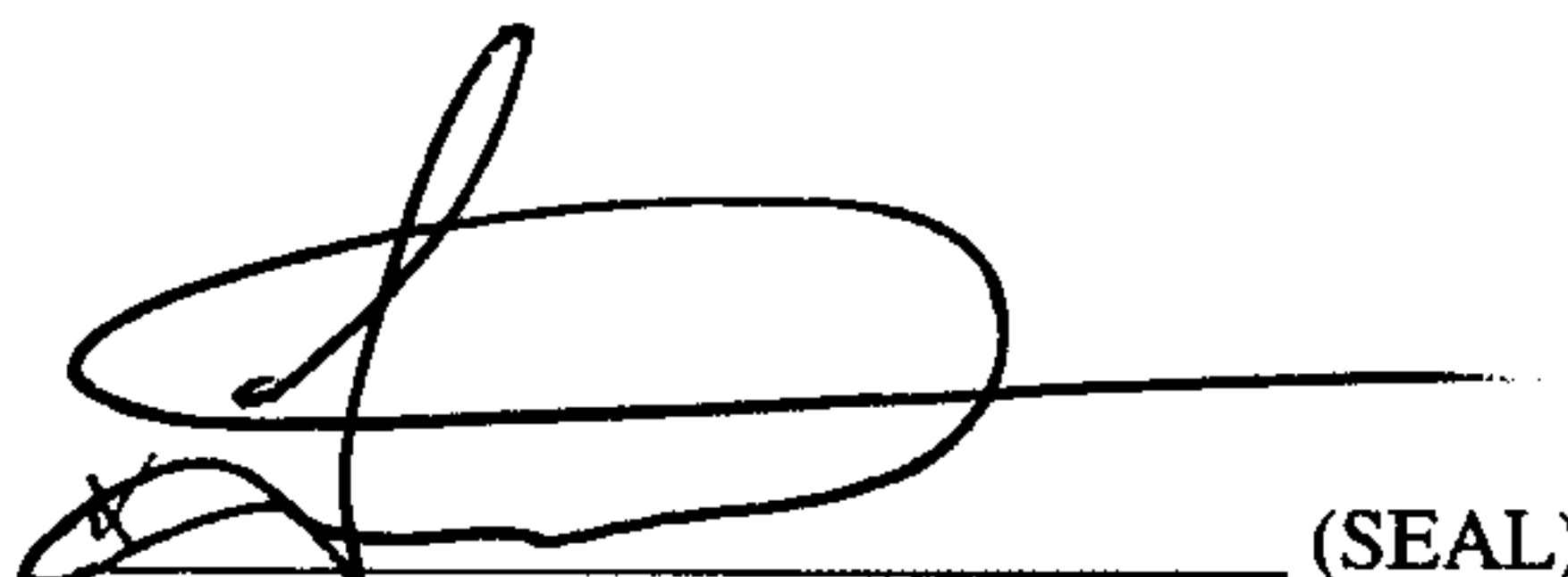
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 17 day
NOVEMBER, 2012.



20121128000454680 1/2 \$173.50
Shelby Cnty Judge of Probate, AL
11/28/2012 02:34:29 PM FILED/CERT

Shelby County, AL 11/28/2012
State of Alabama
Deed Tax: \$158.50




LEE T. ROSENTHAL (SEAL)

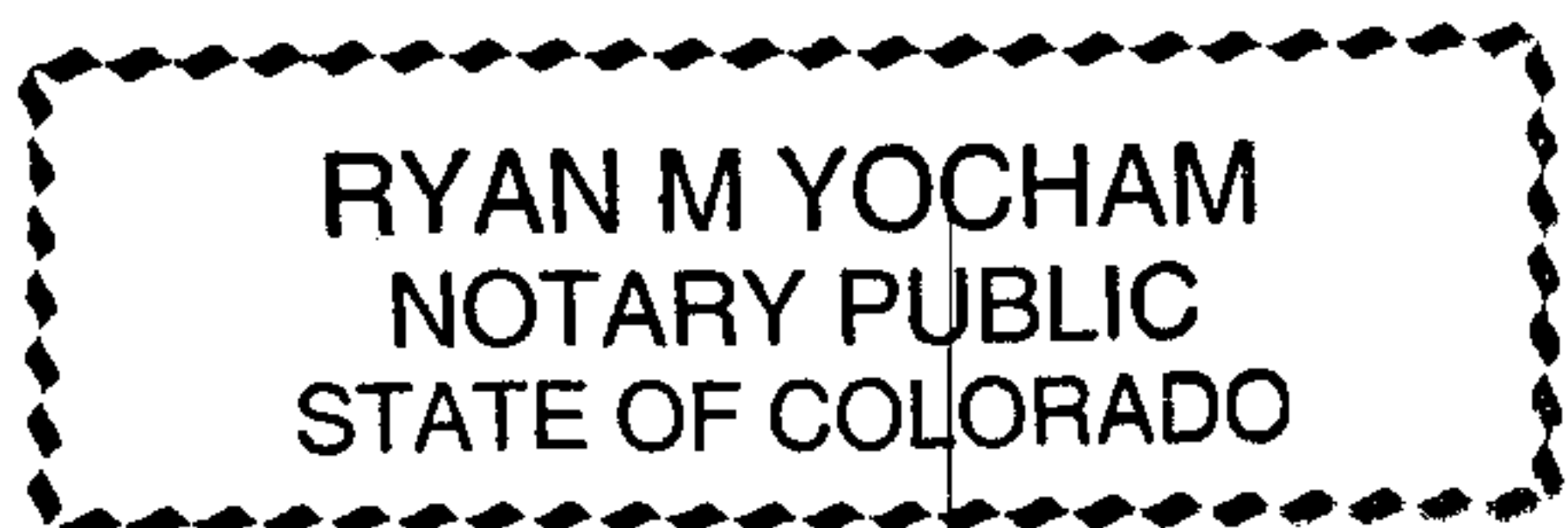

x _____
LAILA L. ROSENTHAL (SEAL)

RYAN M YOCHAM
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 04/26/2014

State of Colorado
County of ARAPAHO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee T. Rosenthal, a married man whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 17 day of November, 2012


My commission expires: 4/26/2014  NOTARY PUBLIC

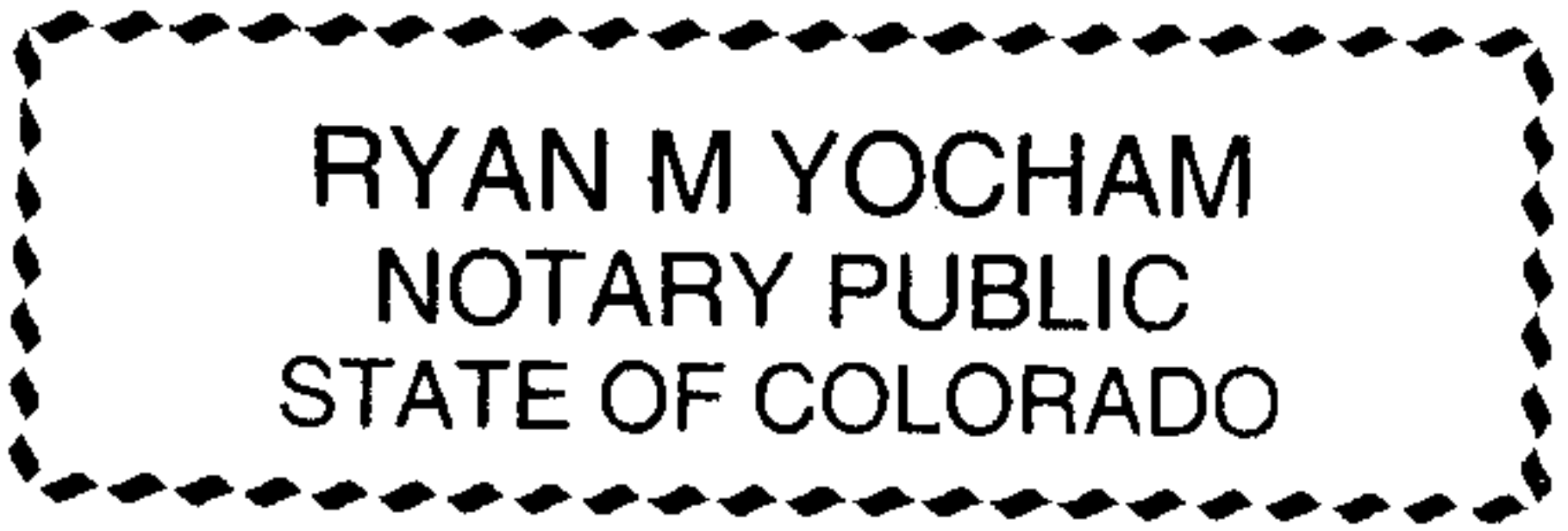


My Commission Expires 04/26/2014


State of Colorado
County of ARAPAHO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laila L. Rosenthal, a married woman, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 17 day of November, 2012.


NOTARY PUBLIC
My commission expires: 4/26/2014



My Commission Expires 04/26/2014


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