

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

A. Scott Roebuck
Attorney at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

AUBREY F. ARNETT
1211 ARROWHEAD TRAIL
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF Shelby)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS and 00/100 (\$135,000.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **ETHEL W. MILLICAN, AN UNMARRIED WOMAN and CLAUDE W. MILLICAN, JR., A MARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **AUBREY F. ARNETT and ELLEN ARNETT, HUSBAND AND WIFE**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 10, ACCORDING TO "NAVAHO HILLS", 3RD SECTOR, AS SHOWN BY MAP RECORDED IN MAP BOOK 5, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE SAME BEING SITUATED IN THE SE 1/4 OF THE SE 1/4, SECTION 27, TOWNSHIP 20 SOUTH, RANGE 3 WEST.

SUBJECT TO:

- 1. Taxes and assessments for the year 2005 and subsequent years.**
- 2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**
- 3. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph as recorded in Deed Book 264, Page 435.**
- 4. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Deed Book 263, Page 231; Deed Book 268, Page 561.**
- 5. Permit to Alabama Power Company as set forth in the instrument recorded in Deed Book 250, Page 725.**

This property does not constitute the homestead of the grantor, Claude W. Millican, Jr., nor that of his spouse..

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, **ETHEL W. MILLICAN and CLAUDE W. MILLICAN, JR.**, have hereunto set their signatures and seals, this the **6th** day of **January, 2005**.

Ethel W. Millican
ETHEL W. MILLICAN

Claude W. Millican Jr.
CLAUDE W. MILLICAN, JR.

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ETHEL W. MILLICAN and CLAUDE W. MILLICAN, JR.**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the **6th** day of **January, 2005**.

[Signature]
Notary Public

My commission expires: 5-20-08

