

PLEASE RETURN TO:

David P. Condon, PC

100 Union Hill Drive

Suite 200

Birmingham, AL 35209

(205)871-2133

20070514000224200 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
05/14/2007 10:41:43AM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Jonathan E. Millican
118 S. Shades Crest Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars (\$228,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

William Randal Sides and his wife Doris S. Sides

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jonathan E. Millican and Joanna K. Millican

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit A

\$182,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$22,700.00 of the proceeds come from a second mortgage recorded simultaneously herewith

- Subject to: (1) 2007 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 4th day of May, 2007.

William Randal Sides (Seal) *Doris S. Sides* (Seal)

 William Randal Sides Doris S. Sides

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that William Randal Sides and Doris S. Sides 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.

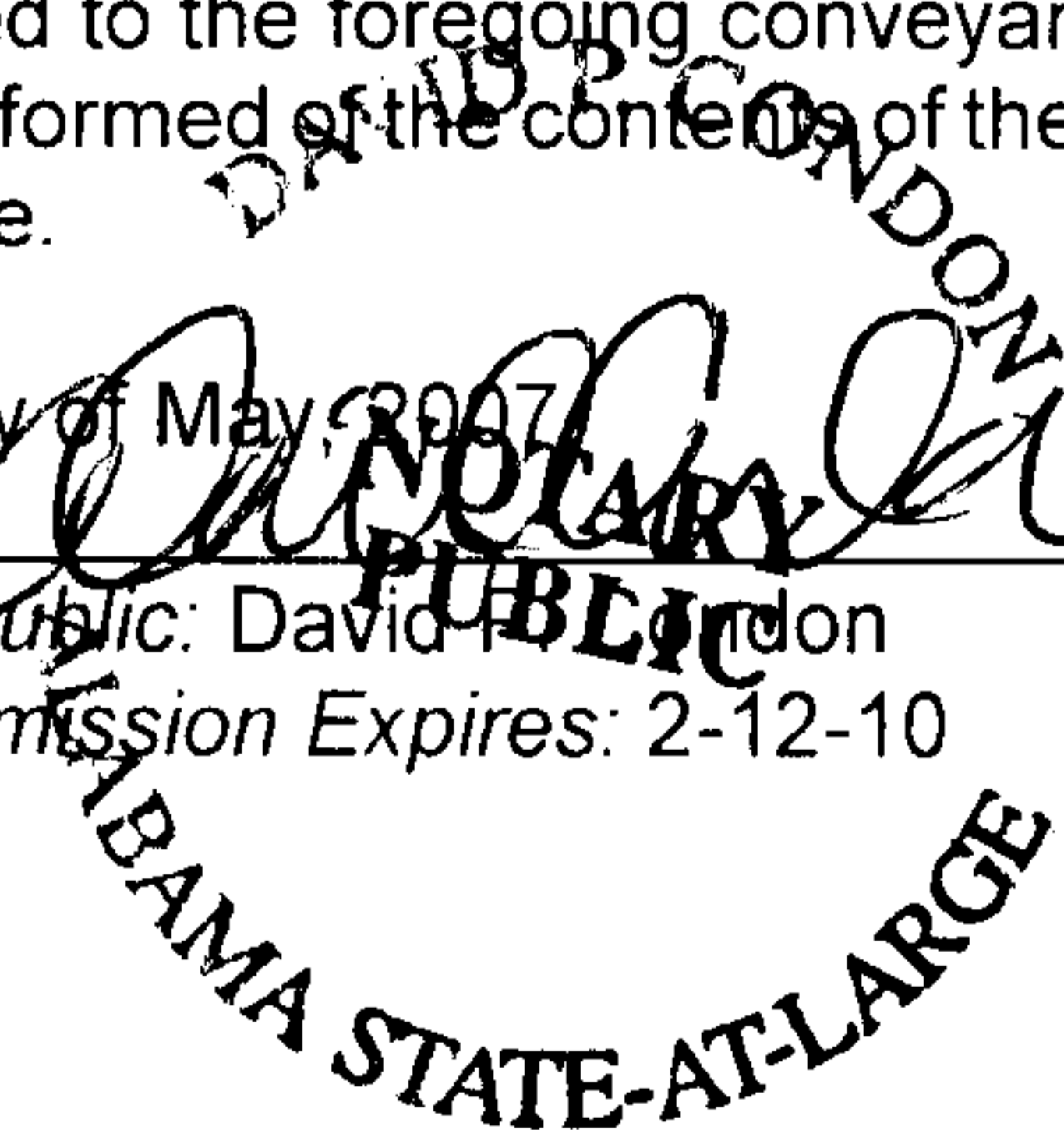
Given under my hand and official seal this 4th day of May, 2007.

David P. Condon

 Notary Public: David P. Condon
 My Commission Expires: 2-12-10

Shelby County, AL 05/14/2007
State of Alabama

Deed Tax: \$23.00





20070514000224200 2/2 \$37.00
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EXHIBIT A

A parcel of land located in the NE 1/4 of NW 1/4 of Section 7, Township 20 South, Range 3 West being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West; thence from the North line turn $48^{\circ}35'$ to the right and run Southeasterly for a distance of 201.0 feet to the point of beginning; thence continue along same line for a distance of 300.00 feet to a point on the Northwesterly right of way of a county road; thence turn $97^{\circ}02'$ to the left and run Northeasterly and along said right of way for a distance of 151.14 feet; thence turn $82^{\circ}58'$ to the left for a distance of 281.49 feet; thence turn $90^{\circ}00'$ to the left for a distance of 150.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.