


Send tax notice to:  
BRETT JOVANOVIH and HALEY JOVANOVIH  
5057 MEADOW BROOK ROAD  
BIRMINGHAM, AL 35242

  
20100408000106820 1/1 \$32.00  
Shelby Cnty Judge of Probate, AL  
04/08/2010 12:46:02 PM FILED/CERT

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**Shelby COUNTY**

Shelby County, AL 04/08/2010  
State of Alabama  
Deed Tax : \$21.00

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00)** and other valuable considerations to the undersigned **GRANTOR (S), JOEL M. MCMILLIAN and JODI B. MCMILLIAN, HUSBAND AND WIFE**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE (S)** herein, the receipt of which is hereby acknowledged, the said **GRANTOR (S)** does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **BRETT JOVANOVIH and HALEY JOVANOVIH**, hereinafter referred to as **GRANTEE(S)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**LOT 12, ACCORDING TO THE SURVEY OF MEADOW BROOK, 7TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 9, PAGE 36, AND AMENDED IN MAP BOOK 9, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**\$254,375.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

**SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.**

**TO HAVE AND TO HOLD**, to the said **GRANTEE (S)**, for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said **GRANTEE (S)**, their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 26th day of March, 2010.

  
JOEL M. MCMILLIAN

  
JODI B. MCMILLIAN

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JOEL M. MCMILLIAN and JODI B. MCMILLIAN** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2010.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2871 ACTON ROAD, SUITE 201  
BIRMINGHAM, ALABAMA 35243

**DAVID S. SNODDY**  
**MY COMMISSION EXPIRES 6/18/10**