



20110817000242320 1/1 \$25.00
Shelby Cnty Judge of Probate, AL
08/17/2011 12:45:15 PM FILED/CERT

This instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
John M. Mills, II
1005 Eagle Mountain Lane
Birmingham, AL 35244

Shelby County, AL 08/17/2011
State of Alabama
Deed Tax: \$13.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Six Thousand And No/100 Dollars (\$406,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Allen Meil and Cynthia C. Meil, Husband and Wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John M. Mills, II and Shannon L. Mills (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1802, according to the survey of Eagle Point 18th Sector, as recorded in Map Book 35, Page 94 A & B, in the Office of the Judge of Probate of Shelby County, Alabama: being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Ninety-Three Thousand Two Hundred Twenty-One And No/100 Dollars (\$393,221.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August _____, 2011.


Allen Meil


Cynthia C. Meil, by Allen Meil as her Attorney in Fact

STATE OF Illinois)
Lata COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Allen Meil**, individually and as **Attorney in Fact** for **Cynthia C. Meil** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 9th day of August, 2011.


Notary Public

Commission Expires: 10-05-2014

