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SEND TAX NOTICE TO:

(Name) James D. Millican
2606 Royal Circle
(Address) Helena, AL 35080

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand Two Hundred Fifty and no/100----- DOLLARS

And the assumption of the mortgage herein:

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clifford P. Boulter and wife, Rebecca J. Boulter

(herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Millican and Theresa C. Millican

(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 27, according to the Map and Survey of Royal Oaks, 2nd Sector as recorded in Map Book 7, page 77 in the Office of the Judge of Probate of Shelby County, Alabama.

28 Subject to taxes, easements and restrictions of record.

040 And as further consideration the grantee herein expressly
PAGE assume and promise to pay that certain mortgage to
BOOK MortgageAmerica, Inc as recorded in Mtg Book 388, page 211,
and assigned to FNMA as recorded in Misc Vol. 29, page 422,
in said Probate Office according to the terms and conditions
of said mortgage and the indebtedness thereby secured.

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 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 (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 hand(s) and seal(s), this 23rd

day of August, 1985

WITNESS: STATE OF ALABAMA
JEFFERSON COUNTY
INSTRUMENT NO. 34-00
1985 SEP -4 PM 1:14 (Seal) Clifford P. Boulter (Seal)

(Seal) Rebecca J. Boulter (Seal)
Rebecca J. Boulter (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifford P. Boulter and wife, Rebecca J. Boulter 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 23rd day of August, A.D. 1985

William H. Halbrooks
Notary Public.