

SEND TAX NOTICE TO:

(Name) Thomas C. Millwee, Jr.  
 601 Hillsboro Lane  
 (Address) Helena, Alabama 35080

This instrument was prepared by

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(Name) Dale Corley, Attorney  
 2100 16th Avenue South  
 (Address) Birmingham, Al. 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA  
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand Nine Hundred and no/100----- (\$54,900.00)--- DOLLARS

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

Nichols & Hill Construction Co., an Alabama Partnership

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

Thomas C. Millwee, Jr. and Saralyn B. Millwee

(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 13, Block 3, according to Reservey of BRECKENRIDGE PARK,  
 as recorded in Map Book 9, page 110, in the Probate Office of  
 Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
 limitations, if any, of record.

\$52,650.00 of the consideration recited above was paid from a mortgage loan  
 closed simultaneously herewith.

1. Deed Tax \$ 2.50  
 2. Mtg. Tax           
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 6.00

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 am (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, the said Grantor, by its general partner, William D. Nichols, who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of February, 19 86.

WITNESS: STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 1986 MAR -7 AM 8:52  
 (Seal)

NICHOLS & HILL CONSTRUCTION CO.,  
 an Alabama Partnership  
William D. Nichols  
 by, William D. Nichols, General Partner  
 (Seal)

STATE OF ALABAMA  
 JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that William D. Nichols, whose name as general partner of Nichols & Hills Construction Co., a partnership 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 general partner, and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 28th day of February, A. D., 19 86

Cathy Moncus

W. D. Nichols  
 Public

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