

SEND TAX NOTICE TO:

(Name) Kevin J. Mills

(Address) 5269 Meadow Garden Lane
Birmingham, Alabama 35243

This instrument was prepared by

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(Name) Robert G. Saunders

(Address) 1545-C Cooper Hill Road

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,

VALUE \$23,500

That in consideration of One Dollar and No Cents (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hugh A. Neville and Ruby Neville

(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin J. Mills and Rebecca B. Mills

(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 6, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51A,B,C,D, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BOOK 089 PAGE 47

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, we have hereunto set our hand(s) and seal(s), this August day of 1986

WITNESS:

Doc. Tax \$ 23.50

Mag. Tax STATE OF ALA. SHELBY CO. (Seal)

Recording Fee 2.50 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 27.00 1986 SEP -5 AM 8:20 (Seal)

STATE OF ALABAMA
Shelby COUNTY

Hugh A. Neville and wife (Seal)
Ruby Neville (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh A. Neville and wife, Ruby Neville whose name s 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 19th day of August A.D., 19 86

