

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO BOX 360187

Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Joel M. McMillian

(Address) 3700 Robin Circle

Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Nineteen Thousand and no/100ths \$119,000.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dennis G. McMillian and wife, Stephanie L. McMillian
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joel M. McMillian and Jodi B. McMillian

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Sunny Meadows 3rd Sector as recorded in Map Book 9, Page 91 A & B in the Probate Office of Shelby County, Alabama.

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

\$107,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$12.00
2. Mtg. Tax \$
3. Recording Fee \$3.25
4. Indexing Fee \$3.25
5. No Tax Fee \$
6. Certified Fee \$1.00
Total \$18.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 May day of May, 19 90.

WITNESS

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 22 PM 12:00

(Seal)

(Seal)

(Seal)

Dennis G. McMillian

(Seal)

Stephanie L. McMillian

(Seal)

(Seal)

STATE OF ALABAMA

CLERK OF PROBATE

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis G. McMillian and Stephanie L. McMillian, husband and wife whose name 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 12th day of May A.D., 19 90

NOTARY PUBLIC EXPIRES AUGUST 1, 1992

Stacy M. Ducata