

SEND TAX NOTICE TO:

(Name) Jeffrey D. Millard

(Address) 3128 Sunny Meadows Lane

This instrument was prepared by

(Name) J. Dan Taylor

Birmingham, Al. 35242

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - METRO TITLE SERVICE, INC.

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS

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

CHARLES E. POTTER, JR., and wife, BEVERLY ANN POTTER

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

JEFFREY DOUGLAS MILLARD, and wife, DONNA HULL MILLARD

(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 23, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book
1 8, page 18, A, B, C, in the Probate Office of Shelby County, Alabama.

\$128,250.00 of the Purchase Price recited above was paid from a Purchase Money
Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

1. Deed Tax	\$ 2.00
2. Mtg. Tax	\$ 0.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 4th

day of December, 19 91

WITNESS:

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

91 DEC 18 AM 10:38

JUDGE OF PROBATE

Charles E. Potter Jr. (Seal)
CHARLES E. POTTER, JR.
Beverly Ann Potter (Seal)
BEVERLY ANN POTTER (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, JUDITH JONES GARRETT

a Notary Public in and for said County, in said State,

hereby certify that CHARLES E. POTTER, JR., and wife, BEVERLY ANN POTTER

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 4th day of December, A. D., 19 91

Judith Jones Garrett

BOOK 378 PAGE 327

J. Dan Taylor