

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Jonathan A. Barber  
R. Dawn Barber  
4824 Winnebago Drive  
Hoover, AL 35244

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Forty-Eight Thousand and 00/100'S \*\*\* (\$148,000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Steven E. Mills, and wife, Pamela H. Mills** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jonathan A. Barber and R. Dawn Barber** (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 57, according to the Map of Oak Glen, First Sector, as recorded in Map Book 9, page 104, in the Probate Office of Shelby County, Alabama.

Subject to:

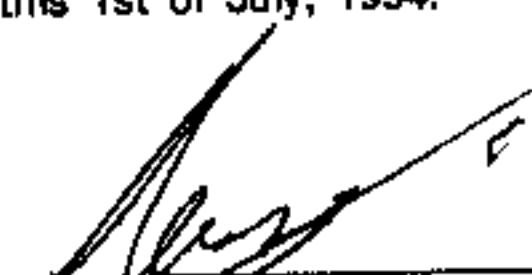
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 foot easement over the Westerly lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 35 foot building restriction line from Winnebago Drive as shown on recorded Map.
4. Notes as shown on recorded map.
5. Restrictions appearing of record in Real Volume 45, page 3, and as shown on recorded map.
6. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 53, page 904.
7. Agreement with Alabama Power Company relating to electrical facilities as recorded in Real Volume 53, page 907.
8. Right of Way granted to Alabama Power Company recorded in Real Volume 59, page 349; and Real Volume 75, page 599.

Pamela H. Mills and Pamela H. Mills is one and the same person.  
\$133,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 1st of July, 1994.

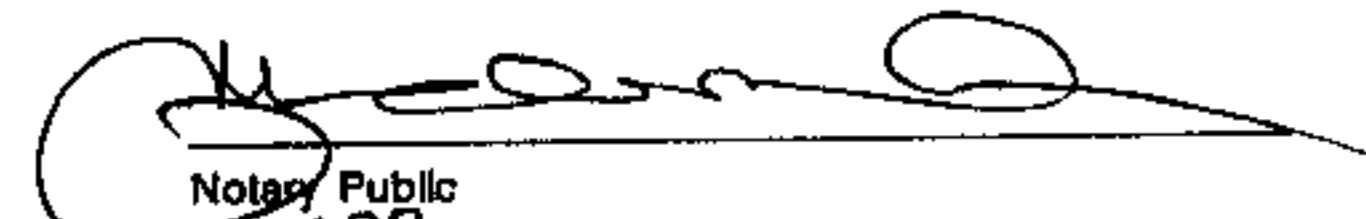
X  (Seal)  
Steven E. Mills

 (Seal)  
Pamela H. Mills

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Mills, and wife, Pamela H. Mills 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 1st day of July, 1994.

  
Notary Public  
07/05/1994-21129  
03:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.50

Inst # 1994-21129