

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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This instrument was prepared by:
(Name) Holliman, Shockley & Kelly, Attorneys
(Address) 2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:
(Name) DAVID H. BALIUS, JR. & PATRICIA P. BALIUS
(Address) 1447 Secretariat Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, (\$146,250.00)

That in consideration of One Hundred Forty Six Thousand Two Hundred Fifty and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, John V. Mills and wife, Vanessa A. Mills (herein referred to as grantors), do grant, bargain, sell and convey unto

DAVID H. BALIUS, JR. and wife, PATRICIA P. BALIUS (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 40, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

- 1. Taxes for the year 1996 and subsequent years;
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$109,650.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-21977

07/09/1996-21977
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 48.00

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 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 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 24th day of June, 19 96.

WITNESS

Linda Henry (Seal)

(Seal)

(Seal)

John V. Mills (Seal)
Vanessa A. Mills (Seal)

STATE OF Illinois }
Champaign County } General Acknowledgment

I, John V. Mills, a married man, a Notary Public in and for said County, in said State, hereby certify that John V. Mills, whose name is John V. Mills, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of June, A.D., 19 96

9-1-99
Notary Public, State of Illinois
My Commission Expires 9/1/99

Linda Henry
Notary Public

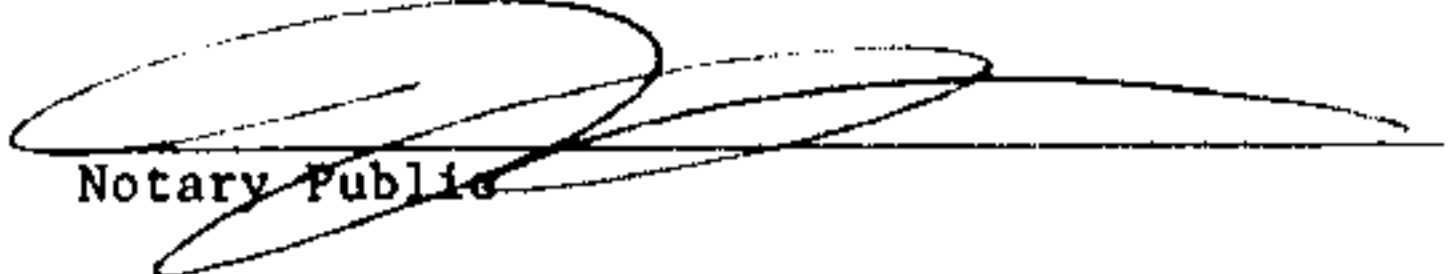
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that VANESSA A. MILLS, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 1996.

My Commission Expires:

8-29-98

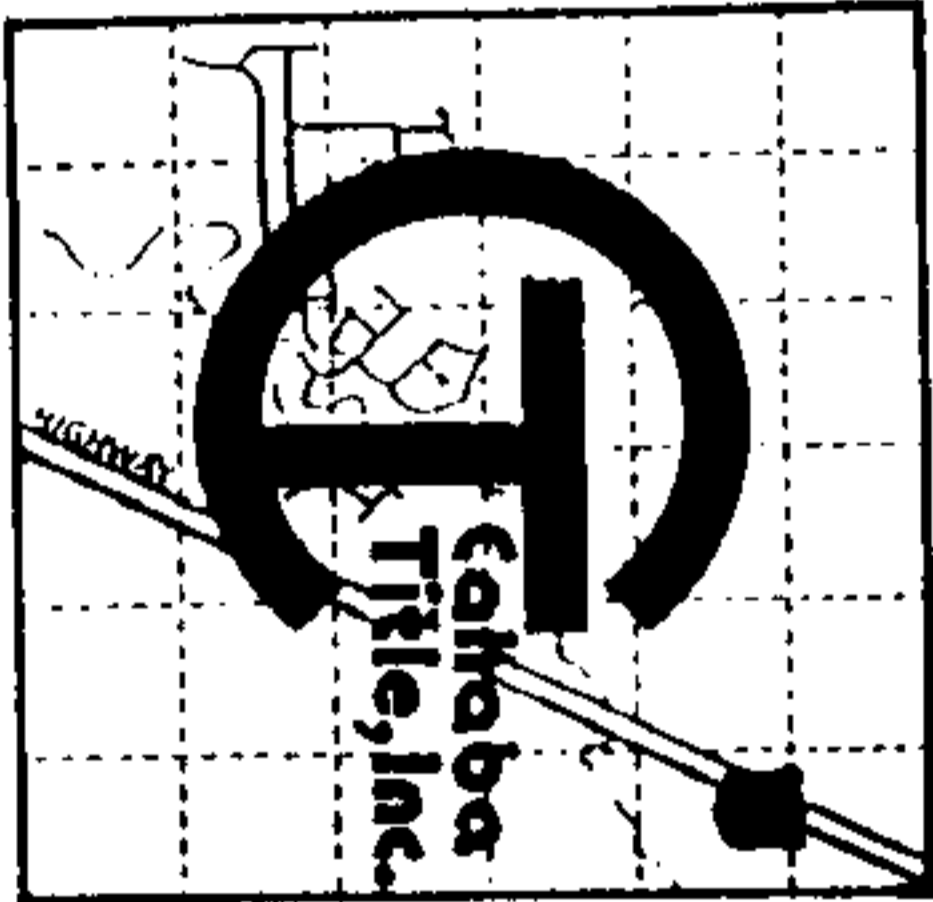

Notary Public

Inst # 1996-21977
07/09/1996-21977
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 48.00

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE
1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 833-1571