

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP

Inst # 1996-23321

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Nineteen Thousand and NO/100 dollars (\$19,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, William R. Millican and wife, Betty S. Millican, hereinafter called "Party of the First Part," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Kenneth C. Hill, Jr. and wife, Linda S. Hill, hereinafter called "Party of the Second Part" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 22, Township 21 South, Range 3 West; thence Northerly along the West boundary of said Section 674.50 feet; thence right 91 degrees and 45 minutes in an Easterly direction 351.35 feet to intersection with the centerline of a public road, said intersection being the point of beginning; thence continue Easterly along same course 317.64 feet; thence left 91 degrees and 41 minutes in a Northerly direction 225.00 feet; thence left 89 degrees and 13 minutes in a Westerly direction 348.58 feet to intersection with said centerline; thence left 106 degrees and 49 minutes in a Southeasterly direction along said centerline 100.09 feet; thence right 14 degrees and 28 minutes in a Southeasterly direction along said centerline 124.28 feet to the point of beginning. EXCEPT 30.00 feet on the east side of said centerline of a public road.

This conveyance is subject to the mortgage and note of the same date as well as all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the      day of July, 1996 at      , Alabama.

PARTY OF THE FIRST PART

Betty S. Millican  
William R. Millican

STATE OF ALABAMA  
BALDWIN COUNTY

ACKNOWLEDGMENT

I, NINA ALEXANDER

, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15<sup>th</sup> day of July, 1996.

Nina Alexander  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires February 1, 1997

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER E. SMITHERMAN  
ATTORNEY AT LAW  
908 NORTH MAIN STREET  
MONTEVALLO, AL 35115  
(205) 465-4377

Inst # 1996-23321

07/19/1996-23321  
01:28 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCB 12.50