

Inst # 1997-36468

SEND TAX NOTICE TO:

(Name) ✓ Hope Chi - Mills

(Address) 138 Coacht Trail  
Bham AL 35244

This instrument was prepared by

(Name) John W. Sudderth-SUDDERTH & SOMERSET

(Address) 5385 1st Avenue North, Birmingham, AL 35212

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) and other good and        DOLLARS  
valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jeff McConathy and Marvin Hall

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

Jeffrey Alan Mills and wife, Hope Chi Mills and Pei-Cheng Chi

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence easterly along the south line of said Section 11 a distance of 1,726.82' to a point; Thence turn 70 degrees 45 minutes 20 seconds to the left and run northerly 208.85' to a steel rebar corner and the point of beginning of the property being described; Thence turn 00 degrees 07 minutes 23 seconds to the left and continue northerly 124.85' to a steel rebar corner; Thence turn 84 degrees 33 minutes 48 seconds to the left and run westerly 210.00' to a steel rebar corner on the easterly right of way line of Alabama Highway 119; Thence turn 90 degrees 13 minutes 43 seconds to the left and run southerly along said right of way line of said highway 150.04' to a steel rebar corner; Thence turn 96 degrees 23 minutes 08 seconds to the left and run easterly 222.68' to the point of beginning, containing 29,655 square feet or 0.6807 of an acre. Property is subject to any and all easements, rights of way, restrictions, regulations and/or limitations of probated record, regulation or applicable law.

11/06/1997-36468  
01:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 64.50

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 November, 19 97.

WITNESS:

\_\_\_\_\_  
(Seal) Jeff McConathy (Seal)  
\_\_\_\_\_  
(Seal) Marvin Hall (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I,        the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff McConathy and Marvin Hall whose name S 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 November, A.D. 19 97  
John W. Sudderth  
Notary Public