

SEND TAX NOTICE TO:

Name: CHRISTOPHER D. HILL

Address: 186 BROOKHOLLOW DRIVE
PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

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 ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$119,900.00) DOLLARS

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

WHITT F. MILLER and wife, JUANITA L. MILLER

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

CHRISTOPHER D. HILL and wife, VICTORIA G. HILL

(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, according to the Survey of Brookhollow, Second Sector, as recorded in Map Book 17 page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$107,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-38696

10/05/1998-38696
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 20.50

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 30th

day of September, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

WHITT F. MILLER

JUANITA L. MILLER

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned

_____, a Notary Public in and for said County, in said State, hereby certify that WHITT F. MILLER and JUANITA L. MILLER

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 30th day of September, A. D. 19 98

225200