

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

COUNTY OF SHELBY)

GRANTEE'S ADDRESS:
William J. Milling, Jr.
1216 Southwind Drive
Helena, Alabama 35080

JOINT SURVIVORSHIP DEED
08/31/1999-36606
3 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 9.00
01.13 PM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Five Thousand Nine Hundred and 00/100 (\$135,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Yvonne J. Hays and Larry R. Hays, wife and husband (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, William J. Milling, Jr. and Nancy J. Milling, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 49, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6 page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

yh Larry R. Hays and Larry Rann Hays are one and the same person.

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

\$135,788.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of August, 1999.

Yvonne J. Hays
Yvonne J. Hays

Larry R. Hays
Larry R. Hays by and through his
Attorney in Fact Yvonne Jean Hays

Yvonne Jean Hays
By *Yvonne Jean Hays*
Her Attorney in Fact

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that, Yvonne J. Hays, 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 of same bears date.

GIVEN UNDER MY HAND THIS 30TH DAY OF AUGUST, 1999.

My Commission Expires:

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Yvonne Jean Hays, whose name as Attorney In Fact for Larry Rann Hays, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 30TH DAY OF AUGUST, 1999.

My Commission Expires:

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003