

This instrument was prepared by

Send Tax Notice To: Robert P. McMillan

(Name) LANGE, SIMPSON ET AL

name

5208 English Way

address

Birmingham, Alabama 35242

(Address) 728 Shades Creek Parkway #120  
Birmingham, AL 35209**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND NO/100----- DOLLARS (\$254,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter L. Kerr, Jr. and wife, Hilga A. Kerr

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert P. McMillan and wife, Cynthia C. McMillan

(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 61-A, according to a Resurvey of Lot 61 and Lot 62, of the Amended Record Plat of Greystone Farms, English Turn Sector - Phase 1, as recorded in Map Book 23, page 4, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Farms Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1995-16401, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

## SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 229,400.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 27th day of April, 2000.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Walter L. Kerr, Jr. and wife, Hilga A. Kerr 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 27th day of April, A.D., 2000.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES: Aug. 27, 2000  
AND THREE NOTARY PUBLIC UNDERWRITERS

David F. Ovson

Notary Public

Inst # 2000-15571  
05/10/2000-15571  
05:03 PM CERTIFIED  
JUNE 14, 2000  
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