

Prepared Without Benefit of Survey or Title Search

Send Tax Notice To:
Mr. & Mrs. William L. Milton
2513 Chandabrook Circle
Pelham, AL 35124

This instrument was prepared by

Bruce M. Green, Attorney
230 Bearden Road
Pelham, AL 35124

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and No/100th (\$500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, WILLIAM L. MILTON, and wife, VIRGINIA D. MILTON (herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM L. MILTON and wife, VIRGINIA D. MILTON, (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 29, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restriction and rights of way of record, mineral and mining rights.

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 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, I have hereunto set my hand and seal this
31st day of May, 2000.

Inst # 2000-18211

06/02/2000-18211
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50
002 SNA

Page Two
Warranty Deed, Joint Tenants With Right of Survivorship
Milton

WITNESS:

Karen M. Marchan

William L. Milton
WILLIAM L. MILTON

Brandy Joole

Virginia D. Milton
VIRGINIA D. MILTON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that William L. Milton and Virginia D. Milton whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2000.

Brenda M. Cooke
Notary Public

Inst # 2000-18211

06/02/2000-18211
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SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50