

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED SEVENTY SIX THOUSAND AND NO/100 DOLLARS (\$376000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, JEFFREY J. CLIFTON and spouse, MELANIE E. CLIFTON (GRANTORS) do grant, bargain, sell and convey unto JEFFREY F. GILLILAND and JENNIFER S. GILLILAND, as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 19 ACCORDING TO THE SURVEY OF 1ST AMENDED PLAT OF GREYSTONE FARMS, MILNERS CRESCENT SECTOR, PHASE I AS RECORDED IN MAP BOOK 19, PAGE 140 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to:

1. Taxes due October 1, 2002.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 121, Page 294.
3. Easement to South Central Bell Telephone Company in Inst. #1995-7422.
4. Agreement with Shelby County Cable in Real Volume 350, Page 545.
5. Agreement with Water Works Board in Real Volume 235, Page 574; Inst# 1992-20786; and Inst# 1993-20840.
6. Agreement with Greystone Residential Association in Inst# 1994-22318.

\$300700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their heirs, successors and assigns covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, individually and in their Representative capacity, have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall, warrant and defend the same to the same GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS has caused this conveyance to be executed this the 22nd day of March, 2002.



JEFFREY J. CLIFTON SEAL



MELANIE E. CLIFTON SEAL

04/05/2002-15986
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 KSB 89.50

Inst # 2002-15986

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that JEFFREY J. CLIFTON and spouse, MELANIE E. CLIFTON whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 11 day of MARCH, 2002.

MUST AFFIX SEAL

Notary Public

PRINT NAME: _____

Commission Expires: 11-9-02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
JEFFREY F. GILLILAND ETUX
4011 MILNER'S CRESCENT
BIRMINGHAM, AL 35242

Inst # 2002-15986

04/05/2002-15986
01:07 PM CERTIFIED
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