

SEND TAX NOTICE TO:
Michael J. McLoone
Sandra McLoone
110 Hunter Hills
Chelsea, AL 35043

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty Five Thousand Five Hundred and 00/100 Dollars (\$165,500.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jane M. Miller , a single person** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Michael J. McLoone and Sandra McLoone** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 45, according to the Survey of Hunter Hills, Phase I, as recorded in Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to:

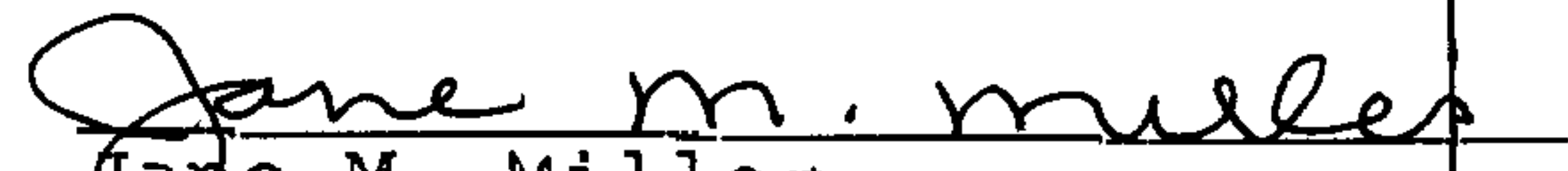
1. 2002 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$160,535.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of June, 2002.

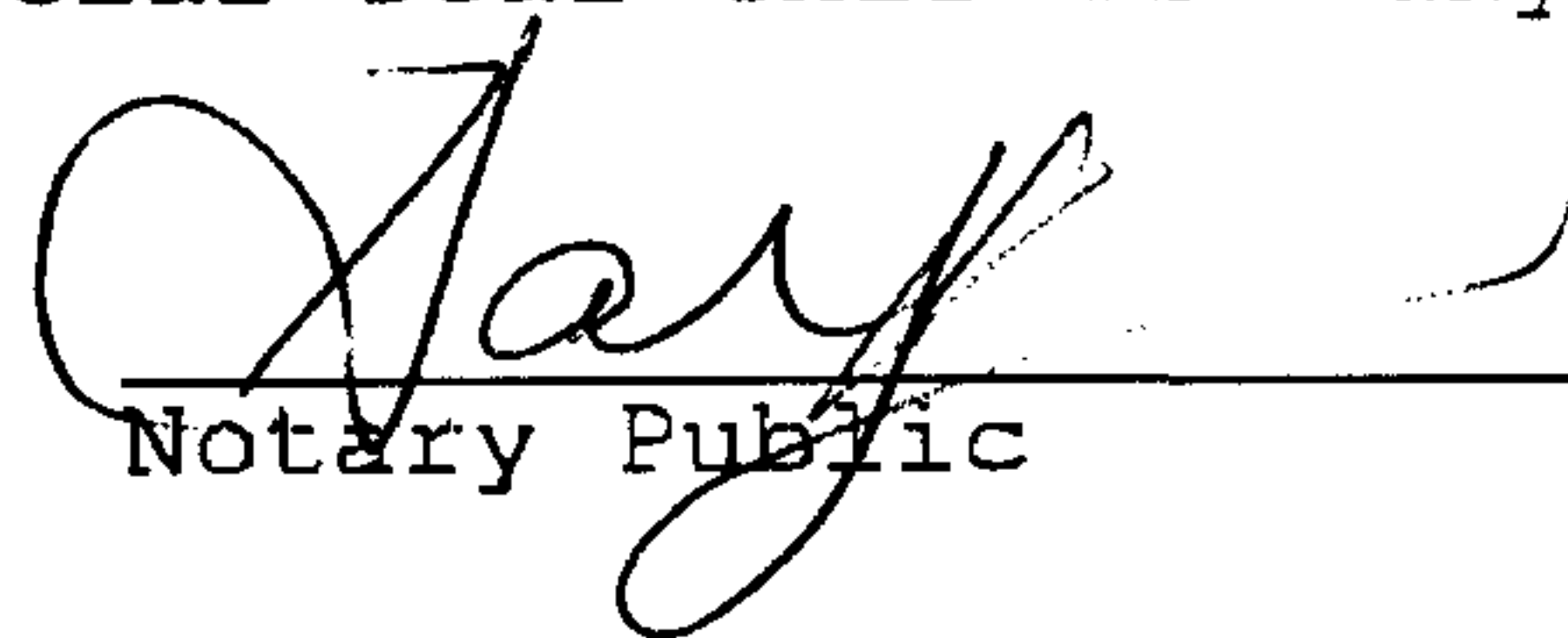

Jane M. Miller

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jane M. Miller, 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 the same bears date.

Given under my hand and official seal this 21st day of June, 2002.

My Commission Expires: 8/21/03



Notary Public