

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SUIVORSHIP

THIS INSTRUMENT WAS PREPARED BY:

**CLINTON H. RITCHIE, JR.
ATTORNEY AT LAW
1356 HUEYTOWN ROAD
HUEYTOWN AL 35023**

SEND TAX NOTICE TO:

**John F. and JoAnna G. Milkay
304 Quail Ridge Court
Helena, AL 35080**



20030815000540180 Pg 1/2 64.00
Shelby Cnty Judge of Probate,AL
08/15/2003 14:48:00 FILED/CERTIFIED

State Of Alabama
Shelby County

KNOW TO ALL MEN BY THESE PRESENTS

THAT in consideration of TWO HUNDRED TEN THOUSAND AND NO/100-----DOLLARS (\$210,000.00) and other good and valuable consideration to the undersigned grantors, (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **HUDSON TATE WARE** and wife, **JOYCE P. WARE** (herein referred to as Grantors, whether one or more), grant bargain, sell and convey unto **JOHN F. MILKAY** and wife, **JOANNA G. MILKAY**(herein referred to as Grantees, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION,
AS RECORDED IN MAP BOOK 22, PAGE 35, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO: Advalorem Taxes for 2003 and subsequent years.

Easements and building line as shown on recorded map.

Restrictions as shown on recorded map

Restrictions appearing of record in instrument #1997-5314

Restrictive covenants and Grant of Land Easement to Alabama Power
in Instrument #1997-19419.

**NOTE: \$160,000.00 OF PURCHASE PRICE WAS PAID FROM A
PURCHASE MONEY MORTGAGE EXECUTED 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 We do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and seal, this the ___
day of 8/08, 2003.

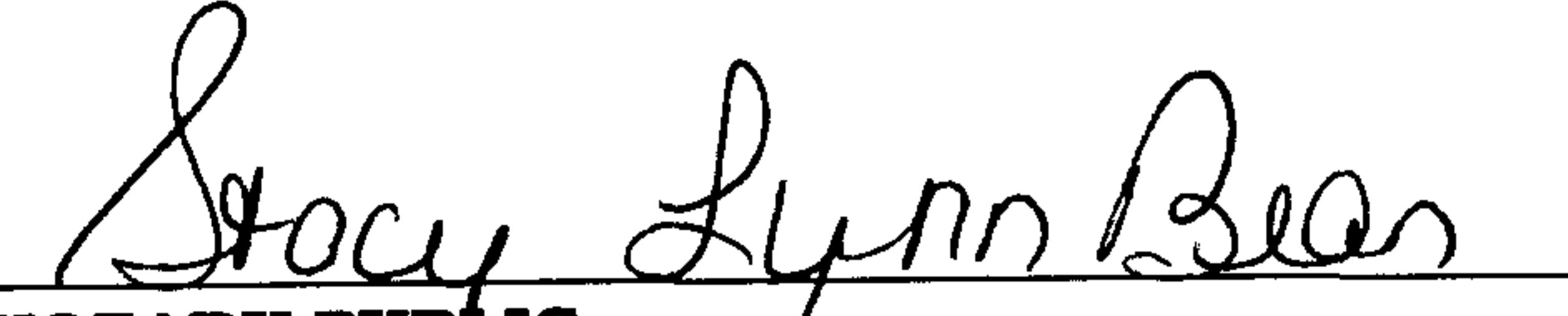

HUDSON TATE WARE


JOYCE P WARE

STATE OF ALABAMA, COUNTY OF JEFFERSON

I, Stacy Lynn Bean, a Notary Public for said County and State, do hereby certify that Hudson Tate Ware and wife, Joyce P. Ware, Grantors, whose names are signed to the foregoing conveyance, and who is known to me personally appeared before me this day and 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.

WITNESS my hand and notary seal, this the 8 day of August, 2003.


NOTARY PUBLIC

