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Shelby Cnty Judge of Probate,AL  
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This instrument prepared by :  
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5385 1st Ave. No. Birmingham, AL. 35212

Send Tax Notice to:  
Jeffrey Mills

**SURVIVORSHIP WARRANTY DEED**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of the sum of ONE DOLLARS AND NO/100 (\$1.00) and other good valuable consideration to the undersigned Grantor (whether one or more) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **I, Gerald D. O'Brien, a married man**, do grant, bargain, sell and convey unto **Jeffrey Mills and wife Hope Mills** herein referred to as Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SW corner of Section 11 Township 21S, Range 3 West and run thence easterly along the south line of said section a distance of 1726.82 feet to a point, thence North 19 degrees 14 minutes 40 seconds East a distance of 208.85 feet to a point, thence South 74 degrees 14 minutes 40 seconds East a distance of 87.97 feet to a point, thence North 20 degrees 15 minutes 22 seconds East a distance of 111.74 feet to a point, thence North 24 degrees 49 minutes 26 seconds East a distance of 210.00 feet to a point, thence North 65 degrees 10 minutes 34 seconds West a distance of 23.94 feet to a point, thence South 24 degrees 49 minutes 26 seconds West a distance of 210.00 feet to a point, thence North 65 degrees 09 minutes 14 seconds West a distance of 59.85 feet to the point of beginning, thence North 24 degrees 47 minutes 23 seconds East a distance of 4.84 feet to a point, thence North 64 degrees 40 minutes 54 seconds West a distance of 74.51 feet to a point, thence South 26 degrees 04 minutes 05 seconds West a distance of 5.40 feet to a point, thence South 65 degrees 06 minutes 55 seconds East a distance of 74.63 feet to the point of beginning containing 381.76 square feet. Subject to any and all easements, rights of way, or agreement of record or applicable law.

Also, a temporary easement over the lands of the Grantor herein for the air conditioning units which serve the Grantee's building, for the area where they are now located. It is agreed that when the each of the units shall be replaced, they will be relocated onto the property of the grantees, and at that time, this easement shall terminate. This easement, although temporary in nature, will run with the land until terminated by its terms.

The above property is not homestead of the Grantor.

TO HAVE AND TO HOLD, Unto the said Grantee, 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 said Grantors do for themselves, their successors and assigns, covenant with said Grantees, their heirs 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 it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said I have hereunto set my hand and seal this the 19 day of May, 2004.

Gerald D. O'Brien

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Gerald D. O'Brien 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 conveyances he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 19 day of May, 2004.

Jennifer Gail Dufon  
Notary Public  
My Commission Expires: 3/6/15