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20050517000238500 1/2 \$43.00
Shelby Cnty Judge of Probate, AL
05/17/2005 03:48:23PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GERALD W. MILLICAN
114 PINETREE CIRCLE
COLUMBIANA, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY NINE THOUSAND DOLLARS and 00/100 (\$139,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KIMBERLY STARNES and KEITH STARNES, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GERALD W. MILLICAN and SARAH K. MILLICAN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF BRIARWOOD SUBDIVISION, FIRST SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

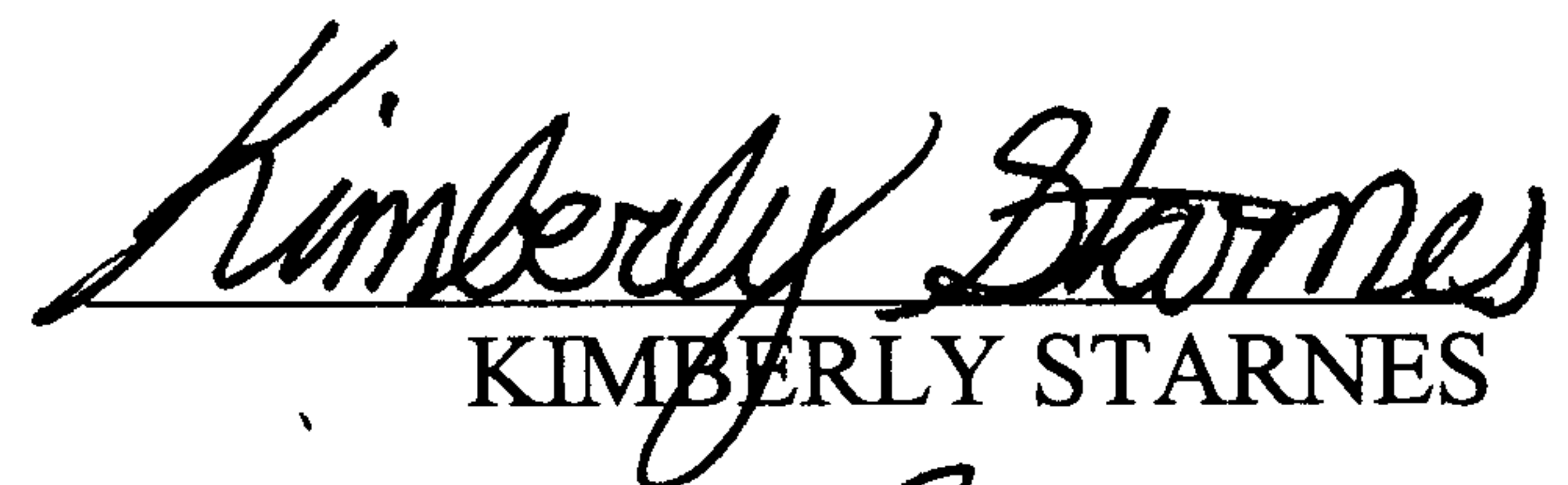

1. TAXES FOR 2005 WHICH ARE NOT DUE AND PAYABLE UNTIL OCTOBER 2005.
2. ANY LOSS, CLAIM, DAMAGE, OR EXPENSE INCLUDING ADDITIONAL TAX DUE, IF ANY, ARISING FROM OR DUE TO THE FACT THAT AD VALOREM TAXES FOR SUBJECT PROPERTY HAVE BEEN PAID UNDER A CURRENT USE ASSESSMENT.
3. 30-FOOT BUILDING SET BACK LINE FROM PINE CIRCLE AS SHOWN ON RECORDED MAP.
4. RESTRICTIVE COVENANTS AS RECORDED IN DEED BOOK 248, PAGE 924, IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 316; AND DEED BOOK 149, PAGE 4, IN PROBATE OFFICE.
6. PERMIT TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN DEED BOOK 249, PAGE 886 IN PROBATE OFFICE.

\$110,000.00 of the consideration herein was derived from a mortgage closed 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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; that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KIMBERLY STARNES and KEITH STARNES, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of May, 2005.



KIMBERLY STARNES

KEITH STARNES

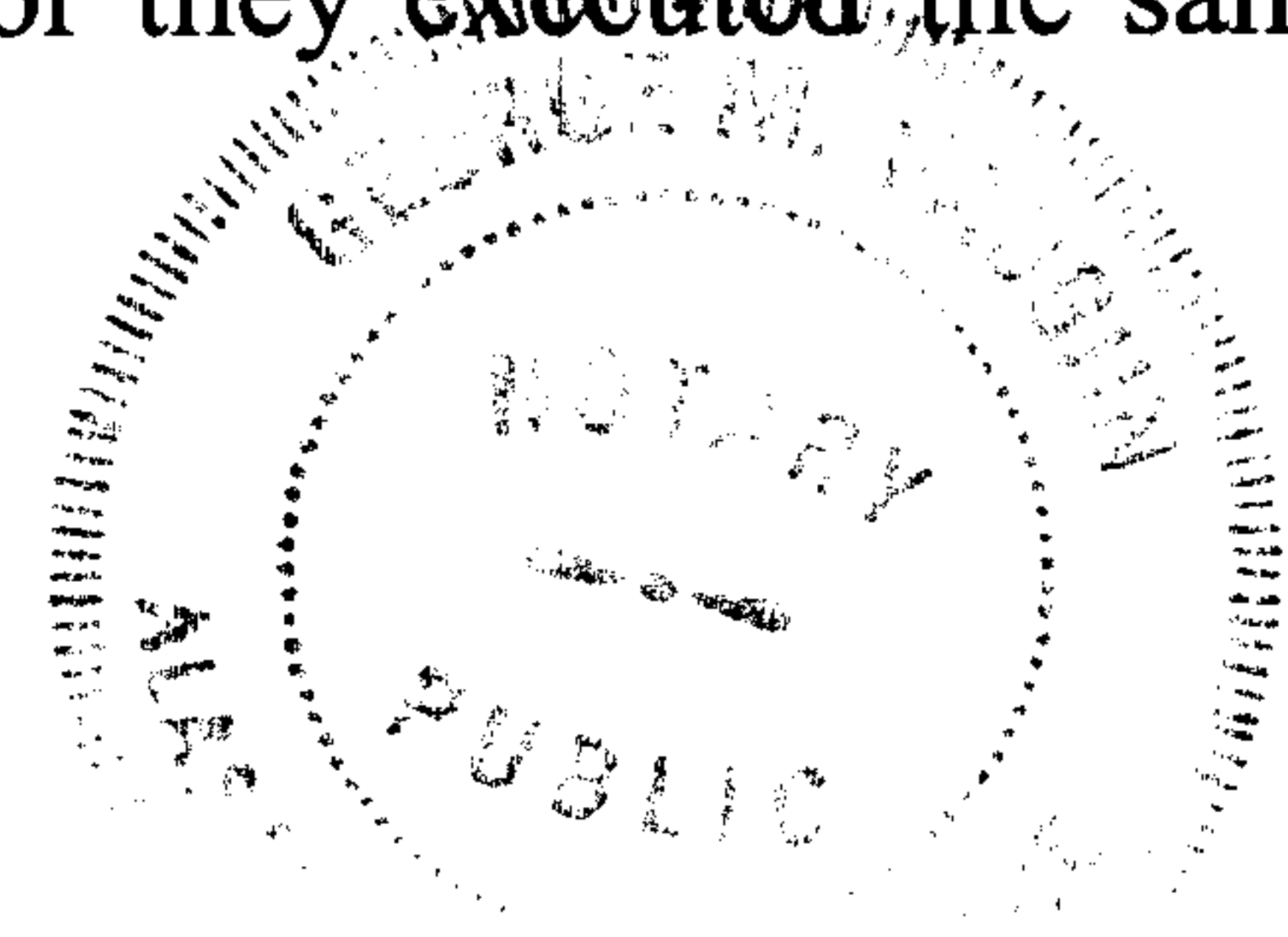
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KIMBERLY STARNES and KEITH STARNES, WIFE AND HUSBAND, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of May, 2005.


Notary Public



My commission expires: 9.29.06

Shelby County, AL 05/17/2005
State of Alabama

Deed Tax: \$29.00