700211

This instrument was prepared by:
Esco and Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Jonathan E. Gill and Jamie M. Gill
290 Hwy 32
Columbiana, AL 35051

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050801000385620 1/2 $31.00
Shelby Cnty Judge of Probate,AL
08/01/2005 12:11:02PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 08/01/2005
State of Alabama

Deed Tax:$17.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SIXTY SEVEN THOUSAND AND NO/100'S ($167,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **JEREMY M. SHIELDS AND TANYA SHIELDS, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JONATHAN E. GILL AND JAMIE M. GILL** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

$150,300.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF ,we , **JEREMY M. SHIELDS AND TANYA SHIELDS, HUSBAND AND WIFE**, have hereunto set my (our) hand(s) and seal(s) this the **29TH** day of **JULY**, **2005**

_____(SEAL)
JEREMY M. SHIELDS

_____(SEAL)
TANYA SHIELDS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JEREMY M. SHIELDS AND TANYA SHIELDS, HUSBAND AND WIFE** 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 the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29TH** day of **JULY**, **2005**

Sabrina H. Wingo
Notary Public
My commission expires 4-28-08

SABRINA H. WINGO
NOTARY
My Comm. Expires
April 28, 2008
No. 007079
PUBLIC
STATE OF ALABAMA

Sundy Land

20050801000385620 2/2 $31.00
Shelby Cnty Judge of Probate, AL
08/01/2005 12:11:02PM FILED/CERT

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EXHIBIT "A"

LOT 2, ACCORDING TO THE SURVEY OF FREEMAN'S CORNER, AS RECORDED IN MAP BOOK 21, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.