20060313000117250 1/1 $12.00
Shelby Cnty Judge of Probate,AL
03/13/2006 03:38:51PM FILED/CERT

Document Prepared By:
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Two Riverchase Office Plaza, Ste 105
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Send Tax Notice To:
THOMAS A. MILLER III
244 Kensington Lane
Alabaster, Alabama, 35007

GENERAL WARRANTY DEED (joint tenants with right of survivorship)

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **Three Hundred Eleven Thousand and 00/100 ($ 311,000.00)** to the undersigned **GRANTOR** (whether one or more), in hand paid by the **GRANTEE(S)** herein, the receipt of where is acknowledged, I or we,

JOHN STEWART MOSMAN and JANIE STANLEY-MOSMAN, husband and wife

(herein referred to as **GRANTOR(S)**), grant, sell, bargain and convey unto

THOMAS A. MILLER, III and JULIE A. MILLER, husband and wife

(herein referred to as **GRANTEE(S)**) as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit

Lot 4, according to the Survey of Sterling Gate, Sector 3, Phase I, as recorded in Map Book 27, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

$ 311,000.00 of the above consideration paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said **GRANTEE(S)**, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 6th day of March, 2006.

GRANTOR(S)

John Stewart Mosman (SEAL)
JOHN STEWART MOSMAN

Janie Stanley Mosman (SEAL)
JANIE STANLEY-MOSMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public in for and said State, hereby verify that **JOHN STEWART MOSMAN and JANIE STANLEY-MOSMAN** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledged before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 6th day of March, 2006.

DENNIS I HAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public
My commission expires: March 16, 2009