

VALVE- \$430, 500

Send Tax Notice To:
Robert R. Walter & Karen S. MCMillan
51 Mt. Laurel Avenue
Birmingham, AL 35242

Shelby County, AL 06/27/2006 State of Alabama

Deed Tax: \$430.00

This instrument was prepared by:

James W. Fuhrmeister

ALLISON, MAY, ALVIS, FUHRMEISTER &

KIMBROUGH, L.L.C.

P. O. Box 380275

Birmingham, AL 35238

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

THAT IN CONSIDERATION OF **Ten and 00/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Karen S. McMillan and Robert R. Walter, husband and wife**, (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **Robert R. Walter and Karen S. McMillan, husband and wife**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7-40, Block 7, according to the map of Mt. Laurel Phase IA, Map Book 27, Page 72B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: This is the homestead of the Grantors.

Subject to:

Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

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 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **Z6** day of **July**, 2006.

KAREN S. McMILLAN

ROBERT R. WALTER

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen S. McMillan and Robert R. Walter, 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 date the same bears date.

Given under my hand and official seal, this the 26 day of 7048, 2006.

Notary Public
My Commission Expires: 5/21/07