

This instrument was prepared by: Michael T Atchison 101 West College Columbiana, AL 35051

send Tax Notice To:

Gregory G. Sills 21 Christophen Dr Lieph, Alu 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty Four Thousand dollars and Zero cents (\$64,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billie Jean Folds, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Gregory G. Sills and Leslie B. Sills (herein referred to as GRANTEES) 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 MADE A PART HEREOF.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE. of the purchase price was paid from the proceeds of a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have	e hereunto set r	ny hand and se	eal, this 29th day of June, 2006.	
		(Seal)	Billie Jean Folds Billie Jean Folds	(Seal)
		(Seal)		_ (Seal)
		(Seal)		(Seal)
				(Seal)
STATE OF ALABAMA				
SHELBY COUNTY			General Acknowledgment	

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Billie Jean Folds, a single woman 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2006.

My commission expires: 10/16/08

Michael T. Atchison, Notary Public

Shelby County, AL 07/13/2006 State of Alabama

Deed Tax: \$64.00



EXHIBIT A

20060713000338200 2/2 \$78.00 Shelby Cnty Judge of Probate, AL 07/13/2006 01:52:27PM FILED/CERT

Parcel II:

Commence at the NW corner of the NW ¼ of the NE ¼ of Section 34, Township 17 South, Range 1 East; thence run Easterly along the North line thereof for 659.13 feet to the point of beginning; thence continue last described course for 659.13 feet to the NE corner of said ¼ - ¼ Section; thence 89 degrees 27 minutes 05 seconds right run Southerly along the East line thereof for 659.17 feet; thence 90 degrees 31 minutes 58 seconds right run Westerly 660.95 feet; thence 89 degrees 37 minutes 33 seconds right run Northerly 659.33 feet to the point of beginning.

Together with a 30-foot easement for ingress and egress, the East line of which is described as follows:

Begin at the SE corner of the SW ¼ of the SE ¼ of Section 27, Township 17 South, Range 1 East; thence run North along the East line thereof for 1228.27 feet to the Southerly right of way of Shelby County Road #101 and the point of ending.