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20070501000201910 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/01/2007 03:42:40PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JUSTIN A. ATWELL

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 NINETY TWO THOUSAND SEVEN HUNDRED DOLLARS 00/100 (\$192,700.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **MARCUS RAY MILLARD, JR. and SHERRI MILLARD, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JUSTIN A. ATWELL and KRISTI T. ATWELL, 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 25 ACCORDING TO THE SURVEY OF SOUTHERN HILLS SECTOR 6 PHASE 2 AS RECORDED IN MAP BOOK 18 PAGE 79 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

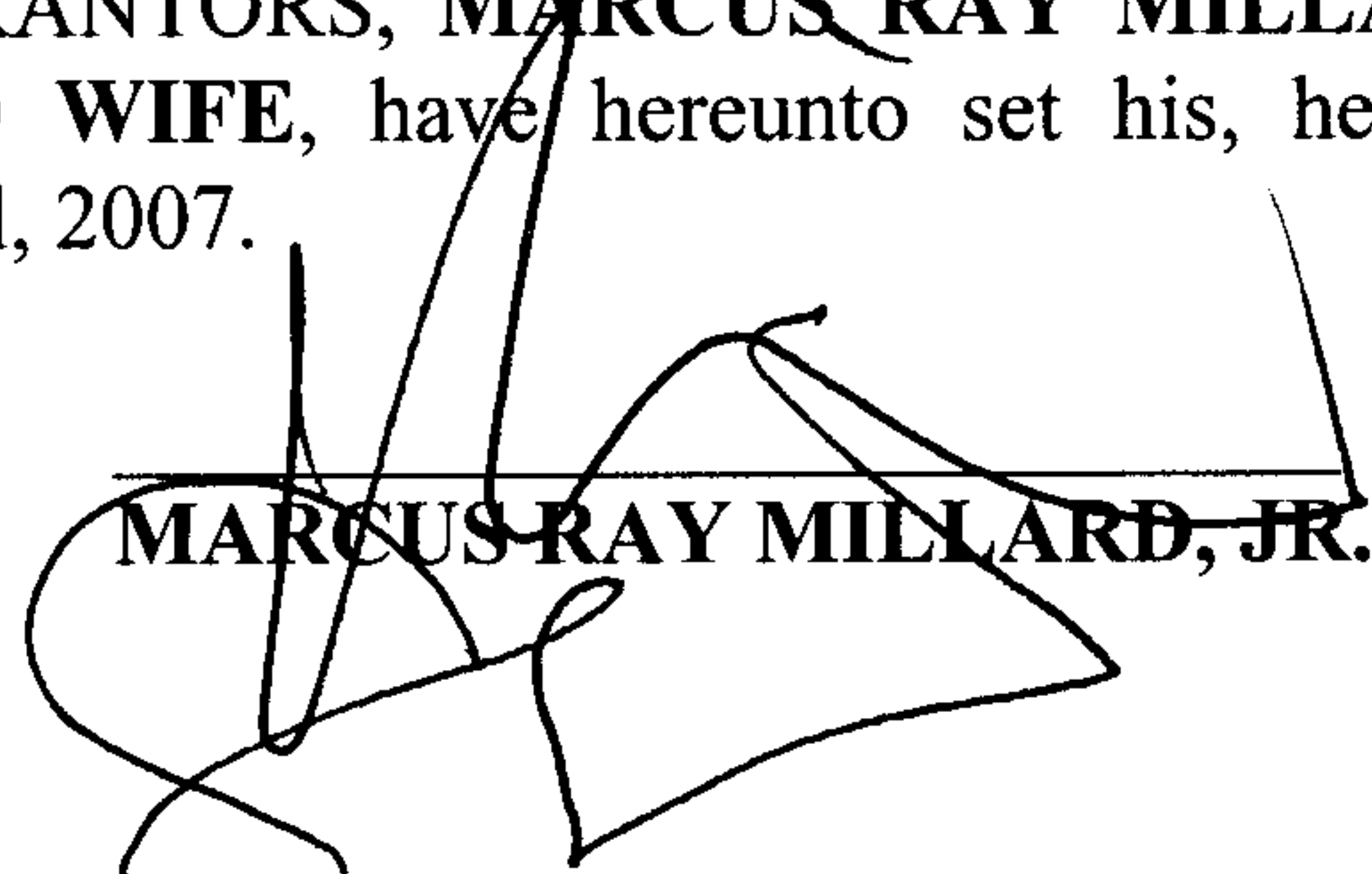
1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. 30 FOOT BUILDING SETBACK LINE FROM MILGRAY LANE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. TERMS PROVISIONS COVENANTS CONDITIONS RESTRICTIONS EASEMENTS CHARGES ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 1994-18720.
4. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 222 PAGE 40 DEED PAGE 40 DEED BOOK 220 PAGE 40 AND DEED BOOK 217 PAGE 100.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 212 PAGE 100.
6. SINKHOLES LIMESTONE FORMATIONS SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS RECORDED IN MAP BOOK 18 PAGE 79.
7. COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MAP BOOK 18 PAGE 79.
8. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD.

\$196,843.00 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, **MARCUS RAY MILLARD, JR. and SHERRI MILLARD, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of April, 2007.



MARCUS RAY MILLARD, JR.

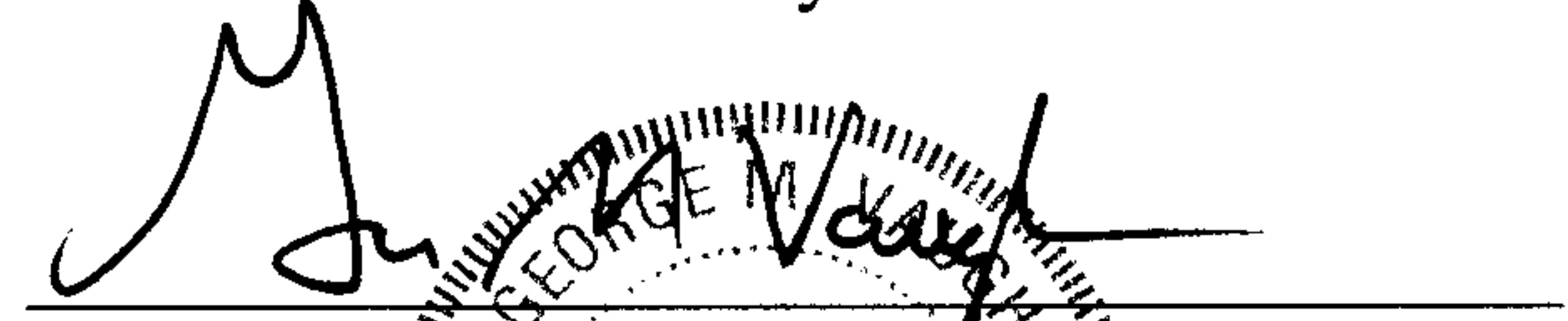

SHERRI MILLARD

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **MARCUS RAY MILLARD, JR. and SHERRI MILLARD, HUSBAND AND WIFE**, 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 27th day of April, 2007.



Notary Public
My commission expires: 9-29-2010
