


9590-501120  
590-501120

This instrument was prepared by  
(Name) DAVID F. OVSON, LLC  
(Address) 1130 South 22nd Street  
Birmingham, Alabama 35205

Send Tax Notice To: Thomas N. Dickinson  
name  
1234 Lake Forest Circle  
address  
Birmingham, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20080102000001300 1/1 \$81.00  
Shelby Cnty Judge of Probate, AL  
01/02/2008 01:24:43PM FILED/CERT

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

That in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100-----  
----- DOLLARS (\$290,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Larry L. Miller and wife, Cecelia K. Miller

(herein referred to as grantors) do grant, bargain, sell and convey unto **Thomas N. Dickinson and Krista G. Dickinson**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby /Jefferson County, Alabama to-wit:

**Lot 4, according to the Survey of Fifth Addition, Riverchase Country Club Residential Subdivision as recorded in Map Book 21, Page 11, in the Bessemer Division of the Probate Office of Jefferson County, Alabama, and Map Book 7, page 54, in the Probate Office of Shelby County, Alabama.**

- SUBJECT TO:
1. Ad valorem taxes for the year 2008, which are a lien, but not yet due and payable until October 1, 2008.
  2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

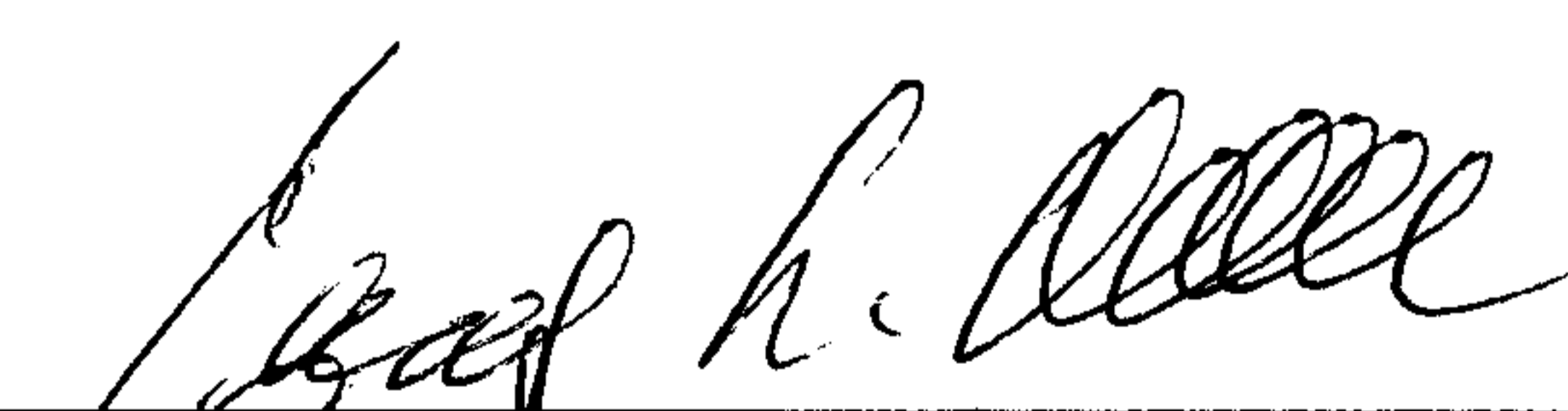

\$ 220,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 27th day of December, 2007.

Shelby County, AL 01/02/2008  
State of Alabama  
Deed Tax: \$70.00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

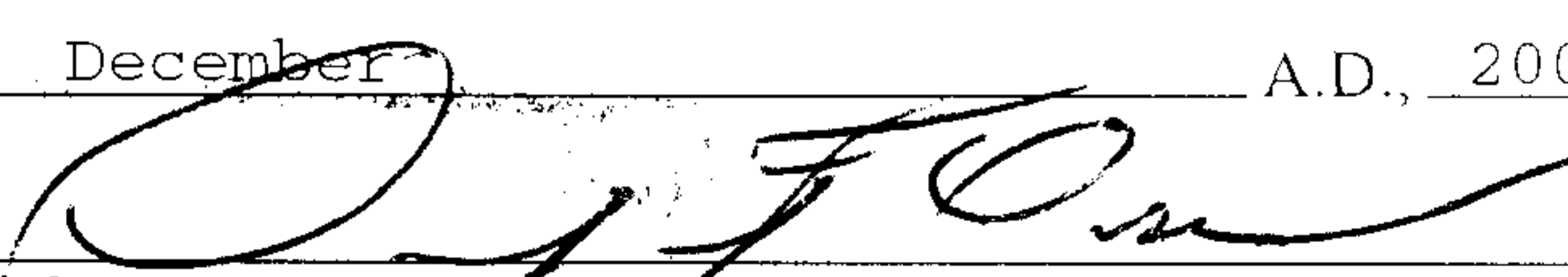
  
\_\_\_\_\_  
  
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\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Larry L. Miller and wife, Cecelia K. Miller whose name(s) 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 27th day of December, A.D., 2007

  
\_\_\_\_\_  
David F. Ovson  
Notary Public  
My Comm. Expires Aug 27, 2008  
BECOME A NOTARY PUBLIC UNDERWRITERS