

This instrument was prepared by

(Name) Duell Law Firm, LLC
4320 Eagle Point Parkway
(Address) Birmingham, Al. 35242

Send Tax Notice To: Robert P. Devereux

name 144 Cove Lane
Pelham, Al. 35124

address



20080402000134030 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
04/02/2008 02:35:07PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety-five thousand and no/100 (\$195,000.00) **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Stephen W. Milstead and his wife Rebecca Milstead

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert P. Devereux and Maggie C. Ellis

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby

County, Alabama to-wit:

Lot 2812, according to the Survey of Weatherly Highlands The Cove-Sector 28, Phase I, as recorded in Map Book 27, Page 99 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$195,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28

day of March 20 08

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)


STEPHEN W. MILSTEAD

REBECCA MILSTEAD

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen W. Milstead and his wife Rebecca Milstead, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of March, A. D., 2008

Comm Exp: 6/24/09 M. Devereux

Notary Public

PRECISION PRINTING 491-6568 Form 6-690