

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jonathan Gill
298 Hwy 62
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety Eight Thousand Six Hundred Fifty Four dollars and Fifty Six cents (\$98,654.56) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Gill, a married man man (herein referred to as grantors) do grant, bargain, sell and convey unto Jonathan Gill and Jamie Gill (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:

1. Taxes for 2008 and subsequent years.
2. If home is sold within 20 years it is to be offered to family first at appraised value.

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.

(\$89,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of August, 2008.

(Seal)

James E. Gill
James E. Gill (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Gill 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.

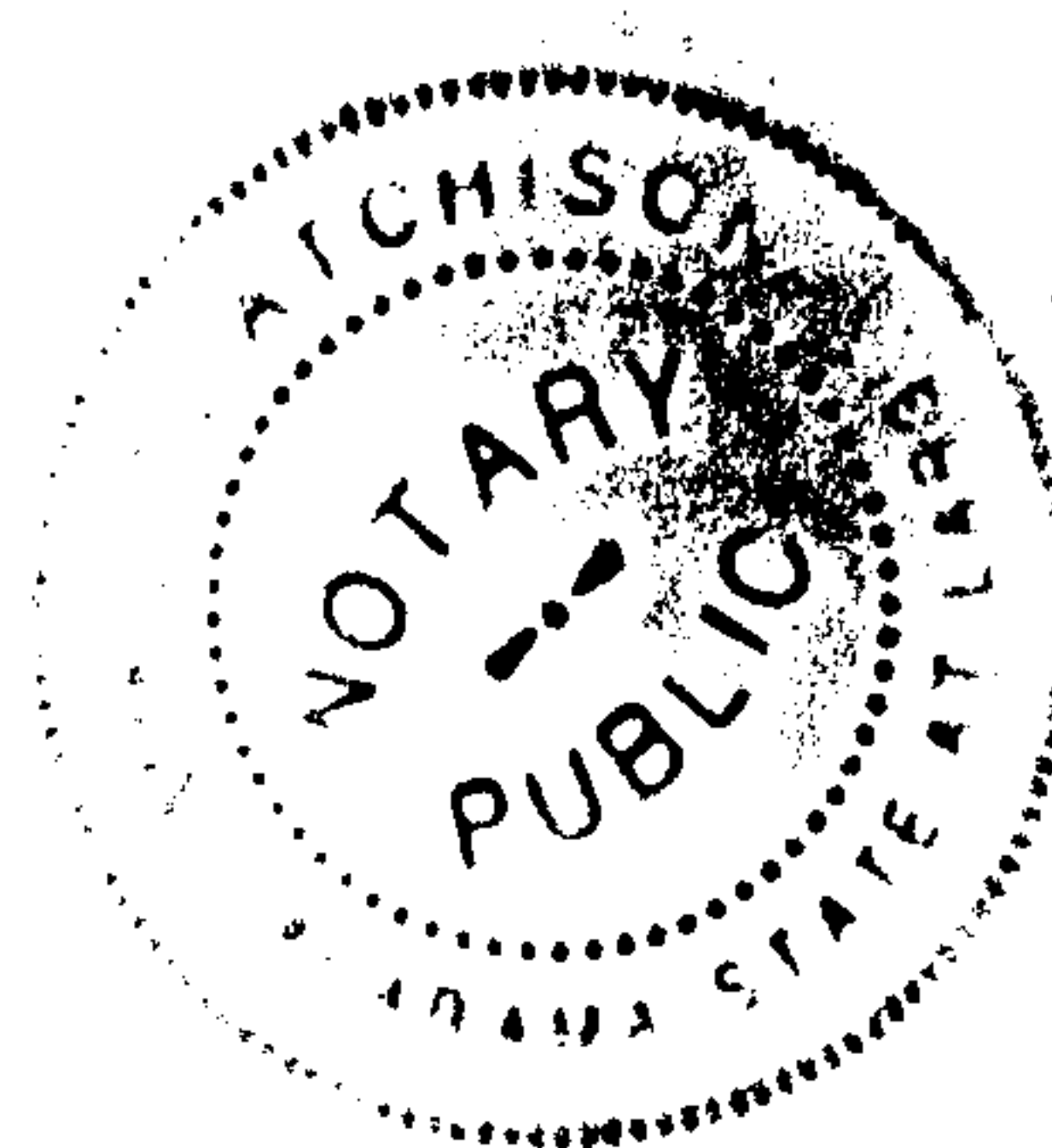
Given under my hand and official seal this 8th day of August 2008.

[Signature]
Notary Public
My Commission Expires: 10/16/08

20080813000326410 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
08/13/2008 02:33:06PM FILED/CERT


Shelby County, AL 08/13/2008
State of Alabama

Deed Tax: \$10.00



Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence run easterly along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 371.17' to the Point of Beginning; thence turn an angle of 00°27'48" to the left and continue along said south boundary a distance of 165.03'; thence turn an angle of 89°38'48" to the left and run a distance of 293.71' to a point on the southerly right-of-way of Shelby County Highway No. 62; thence turn an angle of 109°12'27" to the left and run along said right-of-way a distance of 191.31'; thence turn an angle of 74°39'06" to the left and run a distance of 232.31' to the Point of Beginning.

Said parcel containing 1.05 acres, more or less.


20080813000326410 2/2 \$24.00
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