

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 Twenty Four Thousand dollars and zero cents (\$24,000.00) 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 (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.

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.

(\$24,000.00) 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.


20080813000326430 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/13/2008 02:33:08PM FILED/CERT

Michael T. Atchison
Notary Public

My Commission Expires: 10/16/08



EXHIBIT A

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East; thence run easterly along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 540.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 215.44 feet to a point; thence turn an angle of 90 degrees 26 minutes 58 seconds to the right and run 1328.19 feet to a point on the South boundary of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 89 degrees 34 minutes 42 seconds to the right and run along said South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 213.88 feet to a point; thence turn an angle of 90 degrees 21 minutes 17 seconds to the right and run 1328.08 feet to the point of beginning. Said parcel is lying in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.



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