

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

Send Tax Notice To: Ann G. McClurg  
1990 Highway 81  
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Eighty Thousand dollars and Zero cents (\$480,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David D. Miles and Rhonda T. Biasco Miles, a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto Ann G. McClurg and Bobby R. McClurg (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 taxes for 2008 and subsequent years.

Rhonda T. Biasco Miles is one and the same person as Rhonda T. Biasco and Rhonda T. Miles.

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 2008.

\_\_\_\_\_(Seal) David D. Miles (Seal)  
\_\_\_\_\_(Seal) Rhonda T. Biasco Miles (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

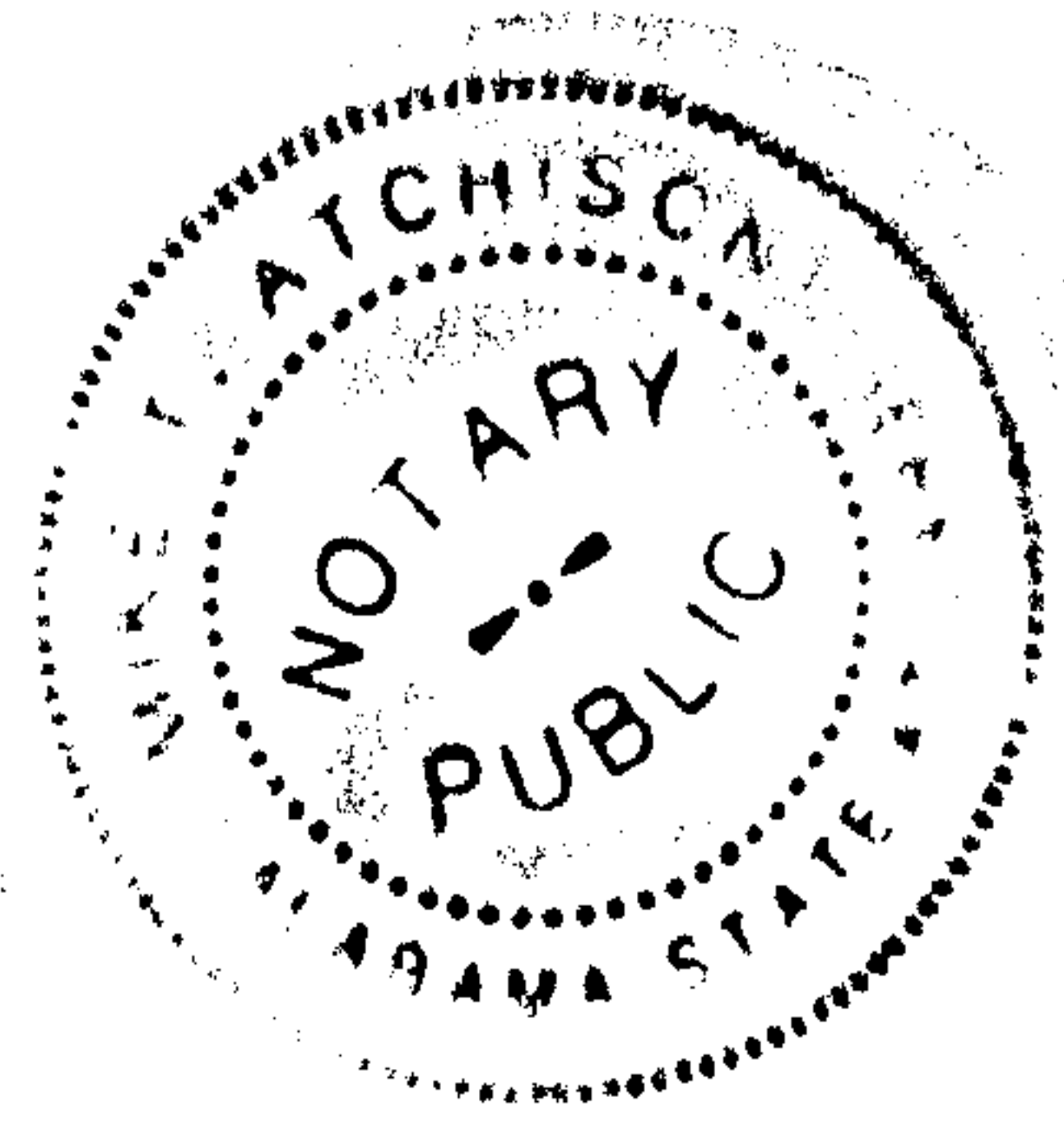
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David D. Miles and Rhonda T. Biasco Miles whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October 2008.

[Signature]  
Notary Public  
My Commission Expires: 10/16/2012

20081103000425550 1/2 \$494.00  
Shelby Cnty Judge of Probate,AL  
11/03/2008 01:06:24PM FILED/CERT

Shelby County, AL 11/03/2008  
State of Alabama  
Deed Tax:\$480.00



20081103000425550 2/2 \$494.00  
Shelby Cnty Judge of Probate, AL  
11/03/2008 01:06:24PM FILED/CERT

## EXHIBIT A

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East, Shelby county, Alabama; thence South 01 degree 09 minutes 15 seconds West along the West boundary of said quarter-quarter a distance of 1081.26 feet to a  $\frac{1}{2}$ " open top pipe on the southwesterly right of way boundary of County Highway #81 (80'R/W); thence South 45 degrees 26 minutes 38 seconds East along said right of way a distance of 629.33 feet to a  $\frac{5}{8}$ " rebar on said right of way, said point being the point of beginning of herein described parcel of land; thence South 38 degrees 51 minutes 17 seconds East along said right of way a distance of 865.93 feet to a point; thence South 36 degrees 06 minutes 24 seconds East a distance of 110.66 feet to a point; thence South 29 degrees 32 minutes 23 seconds East a distance of 89.33 feet to a reference pin set on the right of way of said highway; thence South 25 degrees 27 minutes 57 seconds East a distance of 33.93 feet to a calculated point in the center of Spring Creek; thence following the centerline of said Spring Creek the following courses: North 80 degrees 42 minutes 39 seconds West a distance of 9.52 feet to a point; thence North 83 degrees 41 minutes 00 seconds West a distance of 29.00 feet to a point; thence North 65 degrees 56 minutes 00 seconds West a distance of 164.28 feet to a point; thence South 44 degrees 39 minutes 00 seconds West a distance of 105.53 feet to a point; thence South 20 degrees 20 minutes 00 seconds West a distance of 152.50 feet to a point; thence South 46 degrees 02 minutes 00 seconds West a distance of 236.50 feet to a point; thence South 65 degrees 14 minutes 00 seconds West a distance of 85.90 feet to a point; thence North 83 degrees 08 minutes 00 seconds West a distance of 108.78 feet to a point; thence South 67 degrees 08 minutes 00 seconds West a distance of 138.92 feet to a point; thence South 79 degrees 27 minutes 00 seconds West a distance of 294.86 feet to a point; thence South 39 degrees 05 minutes 12 seconds West a distance of 99.77 feet to a point; thence North 01 degree 08 minutes 51 seconds East leaving said centerline of Spring Creek a distance of 15.00 feet to a reference pin set; thence North 01 degree 09 minutes 01 seconds East a distance of 696.96 feet to a  $\frac{5}{8}$ " rebar; thence North 34 degrees 37 minutes 08 seconds East a distance of 829.06 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Billy R. Martin, dated March 6, 2002.