20081120000445210 1/1 $80.50
Shelby Cnty Judge of Probate, AL
11/20/2008 02:13:53PM FILED/CERT

THIS INSTRUMENT PREPARED BY:	GRANTEE'S ADDRESS:
Law Offices of Jeff W. Parmer, LLC 402 Office Park Drive, Suite 290 Birmingham, Alabama 35223	Jimmy D. Neill 7004 Bent River Court Birmingham, AL 35216

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty Seven Thousand Five Hundred ($347,5000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **ServisFirst Bank,** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jimmy D. Neill and Joan M. Neill** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 208, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.

$278,000.00 ~~& $34,750.00~~ of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 10th day of November, 2008.

ServisFirst Bank

By: Brandon Wallis
Brandon Wallis

Its: VP

Shelby County, AL 11/20/2008
State of Alabama

Deed Tax:$69.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brandon Wallis whose name as Vice President of **ServisFirst Bank.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Vice President and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2008.

NOTARY PUBLIC: Jeff W. Parmer
My Commission Expires: 9/22/2012