

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jeremy Haughaboo and Christine Haughaboo
118 Kentwood Drive
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred sixty four thousand nine hundred and no/100 (\$164,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Anthony S. Mills and Rebecca J. Mills, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy Haughaboo and Christine Haughaboo** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$161,912.00 of the purchase price herein above has been paid by a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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.

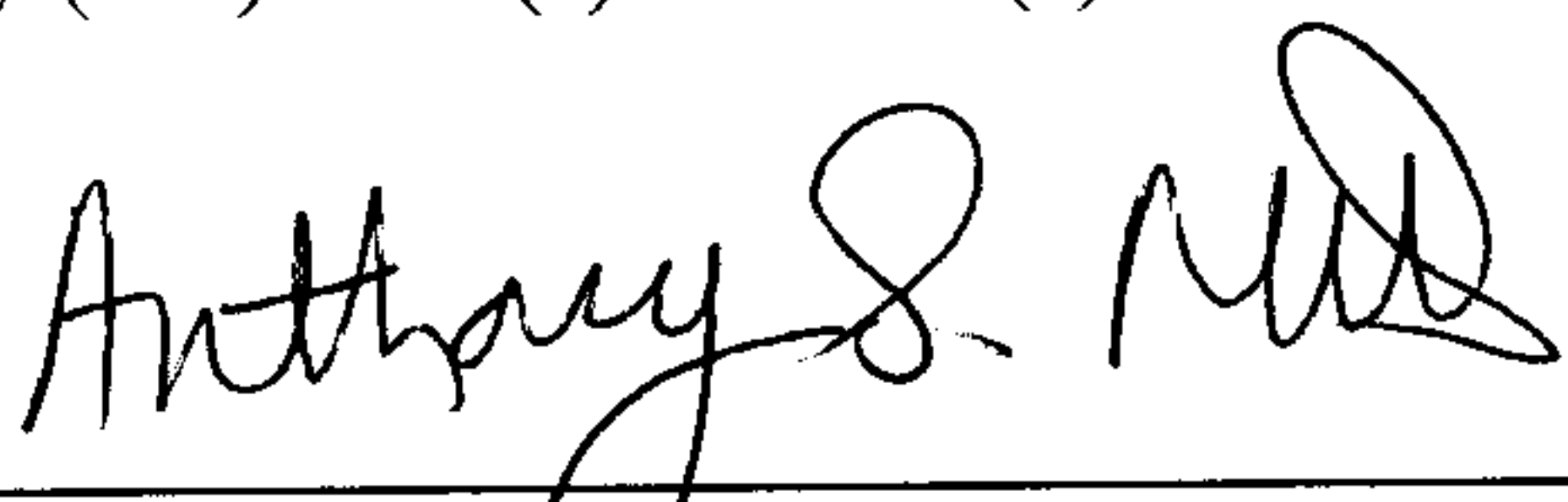
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

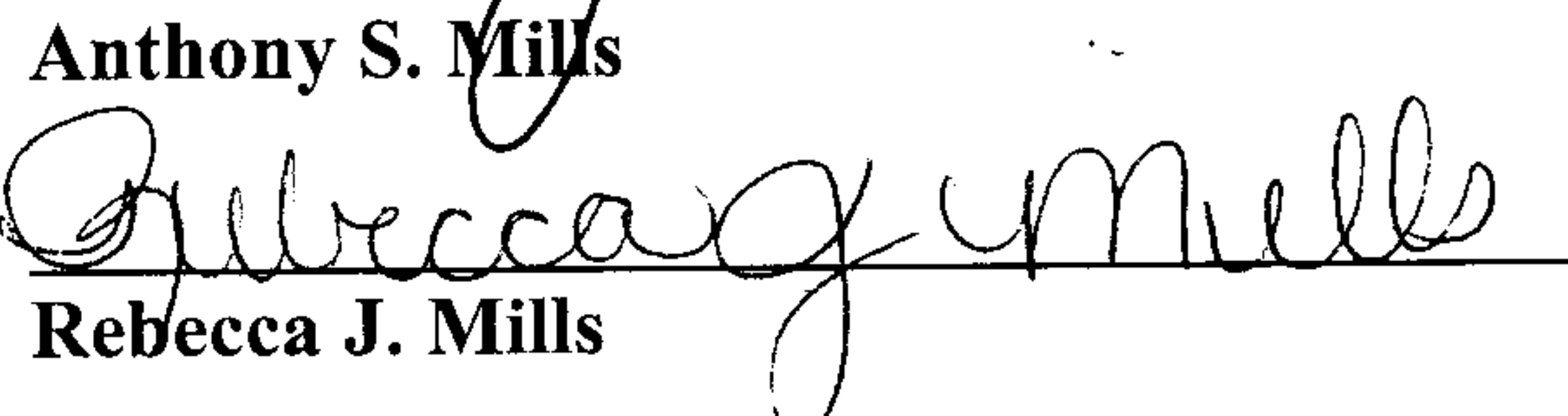
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of June, 2009.

Shelby County, AL 06/29/2009

State of Alabama

Deed Tax : \$3.00



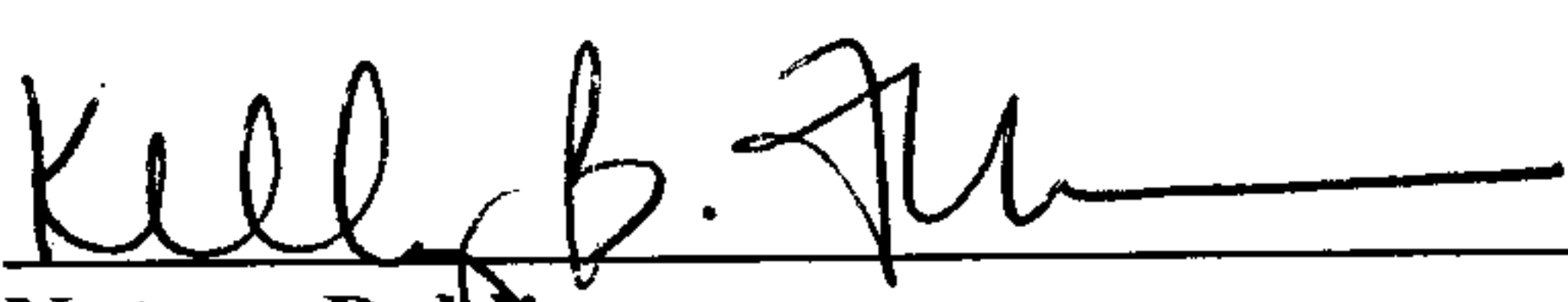
Anthony S. Mills


Rebecca J. Mills

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Anthony S. Mills and Rebecca J. Mills, husband and wife**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2009.



Notary Public
My Commission Expires:10-27-2010



20090629000249230 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/29/2009 12:41:47 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3 and part of Lot 4, Kentwood, Fourth Addition, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 20, Page 78, said part of Lot 4, being more particularly described as follows:

Beginning at the southwest corner of said Lot 4, run in a northwesterly direction along the west line of said Lot 4 for a distance of 236.88 feet to an existing nail being the northwest corner of said Lot 4 and being the most northerly corner of Lot 3 of said subdivision; thence turn an angle to the right of 160 degrees 18 minutes 35 seconds and run in a southeasterly direction for a distance of 68.81 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 27 degrees 21 minutes 47 seconds and run in a southerly direction for a distance of 173.65 feet, more or less, to the point of beginning.