

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

Send Tax Notice To: William Homer McNeill, II  
710 Co Rd 249  
Canton, Ala 35046

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

20090727000286720 1/1 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/27/2009 10:55:12 AM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Thirty Eight Thousand dollars and Zero cents (\$138,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Clay Daniel and Kimberly E. Daniel, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto William Homer McNeill, II and Catherine A. McNeill (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35 a distance of 739.49 feet to a point; thence South 00 degrees 00 minutes 00 seconds East a distance of 179.53 feet to the POINT OF BEGINNING, also being on the West bank of Shack Branch slough on Lay Lake; thence South 22 degrees 35 minutes 51 seconds East along said West bank a distance of 97.23 feet to a point; thence North 90 degrees 00 minutes 00 seconds West a distance of 428.88 feet to a point; thence North 34 degrees 33 minutes 59 seconds West a distance of 109.00 feet to a point;; thence North 90 degrees 00 minutes 00 seconds East a distance of 453.35 feet to the point of beginning.

Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

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.

(\$117,300.00) 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 17th day of July, 2009.

\_\_\_\_\_ (Seal)

John Clay Daniel (Seal)  
John Clay Daniel  
Kimberly E. Daniel by John Clay Daniel  
as Attorney in Fact (Seal)

\_\_\_\_\_ (Seal)

Kimberly E. Daniel  
By: John Clay Daniel as Attorney in Fact as  
recorded in Inst.# 20090727000286710  
in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/27/2009  
State of Alabama  
Deed Tax : \$21.00

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 John Clay Daniel, whose name is signed above and Kimberly E. Daniel whose name is signed above by John Clay Daniel as Attorney in Fact 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 17<sup>th</sup> day of July 2009.

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

