

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

~~Michael George~~
Roger Eiland
1045 Graystone Ave Dr.
Birmingham, Ala 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MICHAEL J. GEORGE AND WIFE, CATHY GEORGE

(herein referred to as grantor) grant, bargain , sell and convey unto,

ROGER EILAND AND ROBIN C. EILAND

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2010 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of January 2010.


MICHAEL J. GEORGE

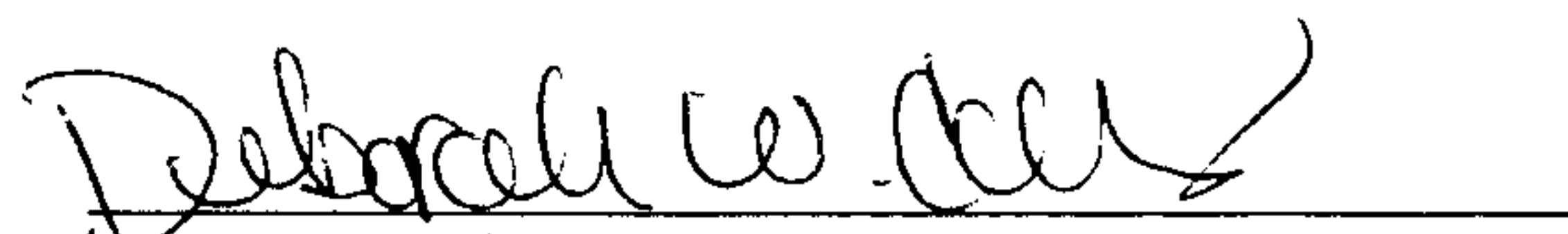

CATHY GEORGE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **MICHAEL J. GEORGE AND WIFE CATHY GEORGE**, 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 6th day of January 2010.

Shelby County, AL 01/08/2010
State of Alabama
Deed Tax : \$5.00


Notary Public

My commission expires: 4-26-10


20100108000007580 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/08/2010 10:30:43 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence: N00°39'18"W, a distance of 829.93' to the POINT OF BEGINNING; thence: N01°54'06"W, a distance of 501.59' to a point on the Southerly R.O.W. line of Shelby County Highway 439, 60' R.O.W; thence S01°11'50"E and leaving said R.O.W. line, a distance of 506.65' to the POINT OF BEGINNING.



20100108000007580 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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