


SEND TAX NOTICE TO:  
Dianna and Bobby Milner  
2241 Lisa Ann Drive Leeds, Al. 35094

This instrument was prepared by:  
**JOHN B. BRUNSON, ATTORNEY AT LAW**  
**P. O. BOX 521, LEEDS, AL 35094**

  
20100430000132760 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
04/30/2010 10:27:07 AM FILED/CERT

**Warranty Deed, Joint Tenants With Right of Survivorship**

STATE OF ALABAMA}  
SHELBY COUNTY} **KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES EDWARD MEEKS AND WIFE, CHRISTINE W. MEEKS (herein referred to as grantors) do grant, bargain, sell, and convey unto BOBBY L. MILNER AND WIFE, DIANNA MILNER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9 in Block 1, Armstrong Estates - First Sector, as recorded in Map Book 287 at Page 715 in the Probate Office of Shelby County, Alabama.

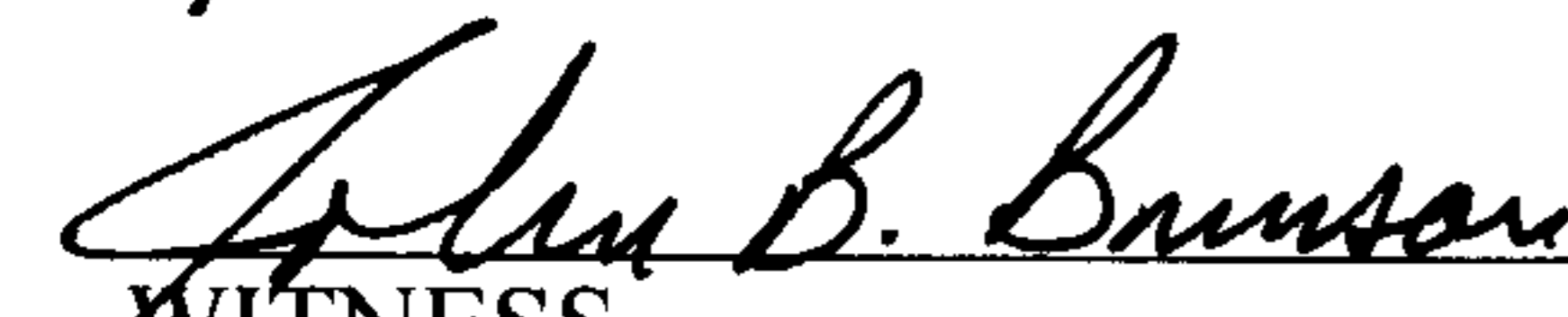
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 do for myself (ourselves) and for (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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27<sup>th</sup> day of April 2010.

  
WITNESS

  
JAMES EDWARD MEEKS

  
WITNESS

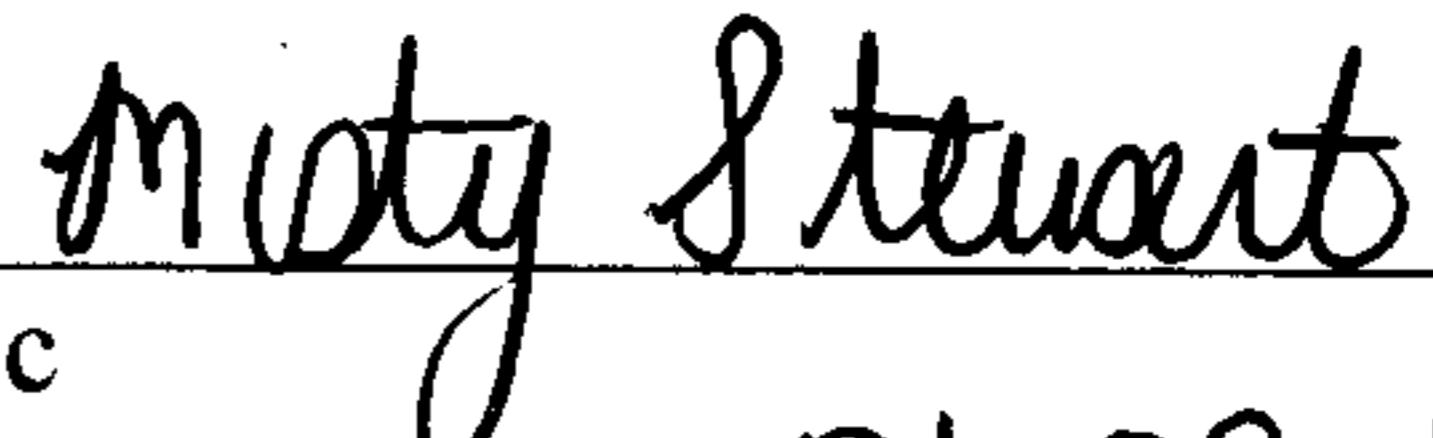
  
CHRISTINE W. MEEKS

Shelby County, AL 04/30/2010  
State of Alabama  
Deed Tax : \$3.00

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES EDWARD MEEKS and CHRISTINE W. MEEKS, 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 execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of April 2010.

  
Notary Public  
My Commission Expires: 01-09-13