

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

Send Tax Notice To: James Gill, Jr.
PO Box 187
Husperville AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20120403000114180 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
04/03/2012 02:05:30 PM FILED/CERT

That in consideration of One Hundred Sixty Two Thousand Five Hundred dollars and Zero cents (\$162,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jo Mudd, a woman (herein referred to as grantors) do grant, bargain, sell and convey unto James Gill, Jr. and Jonathan Gill (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$138,125.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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, 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, I have hereunto set my hand and seal, this 26th day of March, 2012.

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHLEBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Mudd 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2012.

My Commission Expires: 10-16-12

Notary Public

Shelby County, AL 04/03/2012
State of Alabama
Deed Tax: \$24.50

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

All that certain piece, parcel or lot of land, lying and being situated in Shelby County, Alabama, which is more particularly described as follows:

Commencing at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East and running North 00 degrees 54 minutes 59 seconds East for 776.95 feet to an iron pin located on the North right of way of US Hwy. 280 and being the common corner with Sara Turner and being the Point of Beginning; thence leaving said right of way and following the common line of Sara Turner (DB. 352-339) North 00 degrees 54 minutes 59 seconds East for 376.01 feet to an iron pin; thence along James E. Gill (PB 316-885 OR DB 301-597) South 74 degrees 08 minutes 13 seconds East for 386.56 feet to an iron pin; thence along the common line of James E. Gill (DB. 318-658) South 34 degrees 07 minutes 38 seconds West for 72.61 feet to a Big Nail Found; thence along James E. Gill (PB.194-797) South 24 degrees 39 minutes 39 seconds West for 94.72 feet to an iron pin; thence along James E. Gill (DB. 2001-49882) North 82 degrees 31 minutes 57 seconds West for 96.58 feet to an axle; thence South 00 degrees 54 minutes 14 seconds West for 199.25 feet to a PK Nail on the North right of way of US Hwy, 280; thence along said right of way North 71 degrees 50 minutes 03 seconds West for 177.13 feet to a R/W Monument; thence North 73 degrees 24 minutes 32 seconds West for 91.19 feet to an iron pin being the Point of Beginning.

LESS AND EXCEPT:

Commencing at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East and running North 00 degrees 54 minutes 59 seconds East for 776.95 feet to an iron pin located on the North right of way of US Hwy. 280 and being the common corner with Sara Turner and being the Point of Beginning; thence leaving said right of way and following the common line of Sara Turner (DB. 352-339) North 00 degrees 54 minutes 59 seconds East for 260.00 feet to a point; thence South 89 degrees 05 minutes 01 seconds East for 80.00 feet to a point; thence South 00 degrees 54 minutes 59 seconds West for 253.25 feet to a point; thence South 18 degrees 58 minutes 38 seconds West for 28.14 feet to a point on the North right of way of US Hwy. 280; thence along said right of way North 73 degrees 24 minutes 32 seconds West for 74.03 feet to an iron pin being the Point of Beginning.