

This deed prepared without benefit of survey or title examination, therefore,
NO TITLE OPINION ISSUED

STATE OF ALABAMA
COUNTY OF TALLAPOOSA

Recorded 10/4/07
Doc # 232702
Tallegan Ch.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and no/one-hundredths dollars (\$10.00), and other good and valuable consideration paid to the undersigned George D. H. McMillan and wife, Jean A. McMillan (herein referred to as "Grantors"), in hand paid by Indian Shores Property Owners Association, Inc., an Alabama non-profit corporation (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee the following-described real estate situated in Tallapoosa County, Alabama, to-wit:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 16, Township 20 North, Range 22 East, thence due East 571 feet, thence South 18 deg. 15 min. East 200 feet, thence North 85 deg. 15 min East 100 feet, thence North 49 deg. 00 min. East 200 feet, thence North 59 deg. 00 min East 100 feet, thence due East 26.5 feet to the 490 foot contour line of Lake Martin. This being the point of beginning of the lot herein intended to be described: Thence due East across a peninsula 258 feet to a point on the 490 foot contour line of Lake Martin, thence leave in a northerly direction along said contour and around the said peninsula 800 feet more or less to the point of beginning. Containing 2.0 acres more or less and lying in the SE 1/4 of the SW 1/4 of Section 16, Township 20 North, Range 22 East in Tallapoosa County, Alabama.

ALSO: Begin at the NE corner of Lot 9, Block 9 of Indian Shores Subdivision Unit No. 1 as recorded in Plat Book 5, Page 39 in the Judge of Probate Office of Tallapoosa County, Alabama; thence South 52 deg. 55 min. 44 sec. West 86.50 feet; thence North 50 deg. 13 min. 41 sec. West 104.43 feet; thence South 84 deg. 23 min. 23 sec. East 150.0 feet to the Point of Beginning, containing 0.10 acre, more or less. Said parcel is a part of Lot 9, Block 9, Indian Shores Subdivision, Unit No. 1.

LESS AND EXCEPT: Begin at the NW corner of Lot 9, block 9 of Indian Shores Subdivision, Unit No. 1 as recorded in Plat Book 5, Page 39 in the Judge of Probate Office of Tallapoosa County, Alabama; thence North 10 deg. 39 min. 37 sec. East, 78.86 feet; thence South 47 deg. 36 min. 13 sec. East 131.18 feet; thence North 84 deg. 23 min. 23 sec. West 112.0 feet to the Point of Beginning, containing 0.10 acres, more or less.

This conveyance and the warranties hereinafter contained are made subject to all easements, restrictions, covenants and rights-of-way of public record affecting title to the subject property.

Deed references: Volume 183, at Page 467; Card # 137025; and Card #137024; all in the Office of the Judge of Probate of Tallapoosa County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee in fee simple forever.

And said Grantors do for themselves, and for their heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except those enumerated above; that said Grantors have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 1st day of October, 2007.

Jean A. McMillan (Seal)
Jean A. McMillan

George D. H. McMillan (Seal)
George D. H. McMillan

STATE OF ALABAMA
COUNTY OF ~~Father~~ LEE

I, the undersigned, a Notary Public for the State of Alabama at Large, do hereby certify that George D. H. McMillan and Jean A. McMillan, 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 1st day of October, 2007.

Robert H. Cochran
Notary Public
My Commission Expires: 11/09/09

Grantee's Address:

Prepared by:
Robert H. Cochran, Attorney
Akridge & Balch, P.C.
730 North Dean Road, Suite 300
Auburn, AL 36830
(334) 887-0884