

SEND TAX NOTICE TO:

(Name) Ralph W. Phillips, Jr.

(Address) _____

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
Birmingham, AL 35209(Address) _____
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. B. Fernambucq and wife, Georgia M. Fernambucq

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

Ralph W. Phillips, Jr. and Kathleen A. Phillips

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

ShelbyCounty, Alabama to-wit:

Lot No 28, according to Waxa Subdivision the same being a part of Section 35, Township 24, Range 15 East a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. There is excepted from the above described land all that part of said lands lying below that certain datum plane of 397 feet above mean seal level as established by the US Coast and Geodetic Survey as adjusted in January, 1955.

Subject to taxes, easements and restrictions of record.

\$ 45,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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, we have hereunto set OUR hand(s) and seal(s), this 7thday of July, 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY THIS
DEED WAS FILED
See Map 433-70
1983 JUL 18 AM 8:21

(Seal)

(Seal)

(Seal)

W. B. Fernambucq (Seal)
Georgia M. Fernambucq (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. B. Fernambucq and wife, Georgia M. Fernambucq whose name s 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 7th day of July, A. D., 1983William H. Halbrooks