

This instrument was prepared by

Send Tax Notice To: J. David Bell
name 1046 7th Avenue SW
Alabaster, AL 35007
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND AND NO/100 (\$72,000.00) DOLLARS

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

VIRGINIA HARLEY, a married woman and DAVID PHELPS, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. DAVID BELL AND ELAINE C. BELL

(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 17, in Block 2, according to the survey of First Addition to Fall Acres
Subdivision, as recorded in Map Book 4 page 77 in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

The property conveyed herein does not constitute the homestead of the Grantor or
her spouse.

This property is not the homestead of the grantor ¹⁹⁹³⁻²⁶¹⁴⁷ ~~DAVID PHELPS~~ or
his spouse.

08/30/1993-26147
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.50

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 X have hereunto set MY OUR hand(s) and seal(s), this 24th
day of August, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Virginia Harley (Seal)
VIRGINIA HARLEY
David Phelps (Seal)
DAVID PHELPS

CALIFORNIA
STATE OF ~~ALABAMA~~
LOS ANGELES COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that VIRGINIA HARLEY, a married woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24th day of August, A. D., 19 93



OVER

Notary Public.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify DAVID PHELPS, a married man, 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 this conveyance, he executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office, this the 25th day of August, 1993.


Notary Public

My Commission Expires: 3-12-97

Inst # 1993-26147

08/30/1993-26147
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.50

Return to:

JAMES A. HOLLIMAN, Attorney

Chase Commerce Park
3821 Lorna Road, Suite 110
BIRMINGHAM, AL 35244

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871