

This instrument was prepared by:

(Name) DAVID F. OVSON Attorney at Law(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209Send Tax Notice To: Donna T. Phillips
name208 Port South Lane

address

Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$101,750.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James K. Chastain and wife, Nena K. Chastain

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donna T. Phillips

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 72, according to the survey of Portsouth, Third Sector, as recorded in Map Book
7, page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$59,900.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1995-35689
12/13/1995-35689
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 50.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 30th
day of November, 19 95

(Seal)

(Seal)

(Seal)

James K. Chastain (Seal)James K. Chastain (Seal)Nena K. Chastain (Seal)Nena K. Chastain (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
James K. Chastain and wife, Nena K. Chastain
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 hands and official seal this 30th day of November, A.D., 19 95

David F. Ovson

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-35689