

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
William Archie Phillips  
Sharon C. Phillips  
P.O. Box 377  
Fairfield, Al 35064

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Nine Thousand Nine Hundred Fifty and no/100 Dollars (\$49,950.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **JERRY D. PATE and wife, DANA D. PATE**, (herein referred to as grantors), grant, bargain, sell and convey unto **WILLIAM ARCHIE PHILLIPS and SHARON C. PHILLIPS** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 7, according to the Survey of Settler's Cove, as recorded in Map Book 13, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$49,950.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

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002 MCD 13.00

JNBSC/Louis Plaza

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otherwise stated above; that We have a good right to shall and convey the same as aforesaid; that We will, and 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 our hands and seals this 11th day of February, 1997.

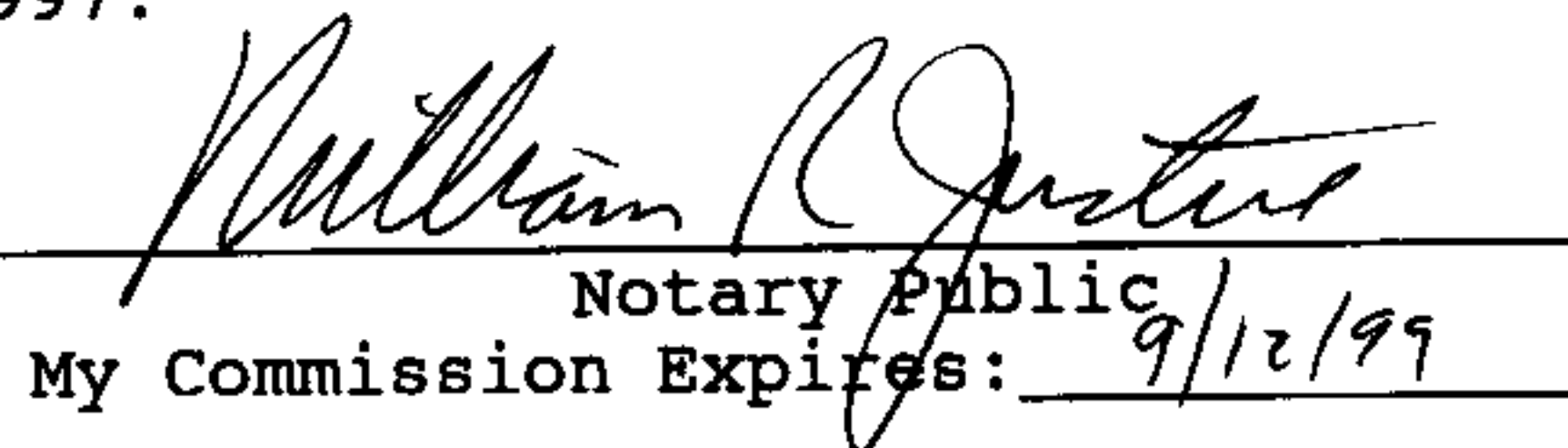
  
Jerry D. Pate

  
Dana D. Pate

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jerry D. Pate and wife, Dana D. Pate, whose name 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 11th day of February, 1997.

  
Notary Public  
My Commission Expires: 9/12/99

Inst # 1997-04839

02/13/1997-04839  
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