

SEND TAX NOTICE TO:

(Name) CAROL & STEVE PHILEN

(Address) 154 Rockford Road
Indian Springs, AL 35124

This instrument was prepared by

(Name) W. W. Conwell

(Address) 2015 2nd Avenue North, Birmingham, AL 35203

500.00

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Steve Philen and Carol Jean Philen, husband and wife

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

Steve Philen and Carol Jean Philen

(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 Three (3) named "Walnut Grove" in the Second Addition to Indian Springs Ranch, being a subdivision of a part of the Southeast Quarter of the North-east Quarter of Section thirty -two and a part of the Southwest Quarter of the Northwest Quarter of Section thirty-three all in Township Nineteen South of Range Two West. Situated in Shelby County, Alabama, according to the plat thereof prepared by Joseph D. Hennessy, Registered Civil Engineer, and recorded in the Office of the Judge of Probate of Shelby County, Alabama on February 26, 1960, in Map Record 4, Page 49.

Subject to all easements, restrictions and encumbrances of record.

Inst # 1997-10802

04/08/1997-10802
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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

day of 19 96.

WITNESS:

(Seal)

Steve Philen
Steve Philen

(Seal)

(Seal)

Carol Jean Philen
Carol Jean Philen

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Philen and Carol Jean Philen, Husband and Wife 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 20th day of March A.D., 1997.

Notary Public