

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

David Squires  
(Name) 605 Overhill Lane  
Pelham, AL 35124  
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand and no/100----- Dollars

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

Michael D. Phillips and wife Evelyn B. Phillips

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

David Squires and wife Lisa L. Squires

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 93,600.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-08721

03/13/1998-08721  
08:36 AM CERTIFIED  
COUNTY JUDGE OF PROBATE  
003 HCL 24.00

TO HAVE AND TO HOLD, to 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 survive 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 26th day of February, 19 98.

(Seal) Michael D. Phillips (Seal)  
Michael D. Phillips  
(Seal) Evelyn B. Phillips (Seal)  
Evelyn B. Phillips  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Israel D. Phillips and wife Evelyn B. Phillips, 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 the 26th day of February, 1998.

James A. Phillips  
Notary Public 3-12-2001

Return to: \_\_\_\_\_

TO

WARRANTY DEED  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_  
Deed tax \$ \_\_\_\_\_

This Form Furnished by  
LAND TITLE COMPANY OF ALABAMA  
600 20th Street North  
Birmingham, Alabama 35203-2601  
(205) 251-2871

EXHIBIT "A"

**Lot 2, in Block 6, according to the Survey of Oak Mountain Estates, Third Sector, as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama.**

**Inst # 1998-08721**

**03/13/1998-08721**

**08:36 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE**

**003 MCD 24.00**