This instrument was prepared by: Shelly Moss Galloway & Moss, L.L.C. 11 Oak Street Birmingham, Alabama 35213

Send tax notice to: Darlene H. Phillips 4541 Guilford Circle Birmingham, Alabama, 35242

WARRANTY DEED

STATE OF ALABAMA)		
	:		
JEFFERSON COUNTY	}	KNOW ALL MEN BY THESE PRESENTS	

That in consideration of One Hundred Seventy-two and 00/100 Dollars (\$172,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

Timothy S. Roden, a single man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

(1)

Darlene H. Phillips

(hereinafter referred to as "Grantee") the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 107, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 1, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

\$137,600.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

Subject to:

- 1999 ad valorem taxes not yet due and payable and
- (2) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD Unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 17th day of December, 1998.

WITNESS:		
	(Seal) Innathy S. Korlen Timothy S. Rogen	(Seal
	(Seal) Inst • 1999-00572	(Seal)
	01/06/1333-00215	
c= . = c	09:50 AM CERTIFIED	
STATE OF ALABAMA)	SHELDY COUNTY JUNEE OF PRODATE	
JEFFERSON COUNTY)	001 CMH 43.80	

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Timothy S. Roden 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 1998.

Notary Public: Shelly Moss My Commission Expires: 11-5-01