

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to:

Jean M. Philpott
905 Chestnut Oak Circle
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred sixty -six thousand and no/100, dollars (\$166,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Loyd I. Jacobson and wife Patricia Anne Jacobson

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

Jean M. Philpott, a single woman

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



Lot 47, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, Page 18, in the Probate Office of SHELBY County, ALABAMA.

Subject to easements and restrictions of record.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 1st day of December, 20 00.


Loyd I. Jacobson

Patricia Anne Jacobson

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Philander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Loyd I. Jacobson & Patricia Anne Jacobson whose name(s) one signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of December, 20 00.


Notary Public

My Commission Expires: 2/1/03

12/04/2000-41601
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 177.00

Inst # 2000-41601