

This instrument was prepared by:
CHAMBLEE, MALONE & ASSOCIATES, L.L.C.
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE
APRIL SMARTT
120 CAMDEN LAKE DRIVE
CALERA, ALABAMA 35040

20041201000656890 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/01/2004 10:57:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty-Six Thousand Eight Hundred and 00/100 (\$126,800.00)** DOLLARS, to the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, I, **FRANK HAMILTON PHILLIPS, AN UNMARRIED MAN** (hereinafter referred to as GRANTOR), do hereby grant, bargain, sell and convey unto, **APRIL SMARTT** (hereinafter referred to as GRANTEE), HER heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B AND C, SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO: (1) Taxes for the year 2004 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.

\$126,800.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, HER heirs and assigns .

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set HIS hand and seal this the 30th day of November, 2004.


FRANK HAMILTON PHILLIPS

STATE OF ALABAMA)
):
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **FRANK HAMILTON PHILLIPS, AN UNMARRIED MAN** 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 signed HIS name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2004.


NOTARY PUBLIC
My Commission Expires: 11-30-08

