This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

20050914000476420 1/1 $12.00
Shelby Cnty Judge of Probate, AL
09/14/2005 10:58:20AM FILED/CERT

Send Tax Notice to:
Jeremy Phillips

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND, FIVE HUNDRED AND NO/100 (**$2,500.00**), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **DENISE MCCORD, a married woman, (herein referred to as grantor)** grant, bargain , sell and convey unto **JEREMY C. PHILLIPS and KIMBERLY PHILLIPS (herein referred to as grantees),** the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 and the East 1/2 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:
Begin on the West line of Shelby County Highway No. 412, at a point 286 feet South of its intersection with the East line of Adams Ferry Road, and run South along the West line of said Highway No. 412 a distance of 100 feet; thence turn right and run West along the North line of the Jesse E. Phillips lot a distance of 200 feet, more or less, to the East line of Adams Ferry Road; thence turn right and run northerly along the East line of Adams Ferry Road a distance of 100 feet; thence turn right and run East along the South line of the E. E. Masters lot a distance of 200 feet, more or less, to the point of beginning.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

$ 0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August, 2005.

Denise McCord
DENISE MCCORD

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Baldwin)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **DENISE MCCORD**, whose name(s) is/are 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of August, 2005.

Lesley B Smith
Notary Public

My commission expires:
My Commission Expires 7/28/09