


Send tax notice to:
Edward M. Vicenzi
Josephine M. Vicenzi
1213 Narrows Point Nook
Birmingham, AL 35242
NTC0900079

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243


20090306000083280 1/2 \$194.00
Shelby Cnty Judge of Probate, AL
03/06/2009 02:51:06PM FILED/CERT

STATE OF ALABAMA
COUNTY Shelby

Shelby County, AL 03/06/2009
State of Alabama

Deed Tax: \$180.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) in hand paid to the undersigned **Duane L. Phillips and Jane Phillips, Husband and Wife**, (hereinafter referred to as Grantors”) by **Edward M. Vicenzi and Josephine M. Vicenzi** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Final Plat of Narrows Point - Phase 5, as recorded in Map Book 35, at Page 90 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-09755, as amended by instruments recorded as Instrument No. 2000-17136, Instrument No. 2000-36696, Instrument No. 2001-38328, Instrument No. 20020905000424180, Instrument No. 20021017000508250, and Instrument No. 20030716000450980, and Instrument No. 20050831000450840, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Duane L. Phillips and Jane Phillips hereunto set their signature(s) and seal(s) on March 2, 2009.

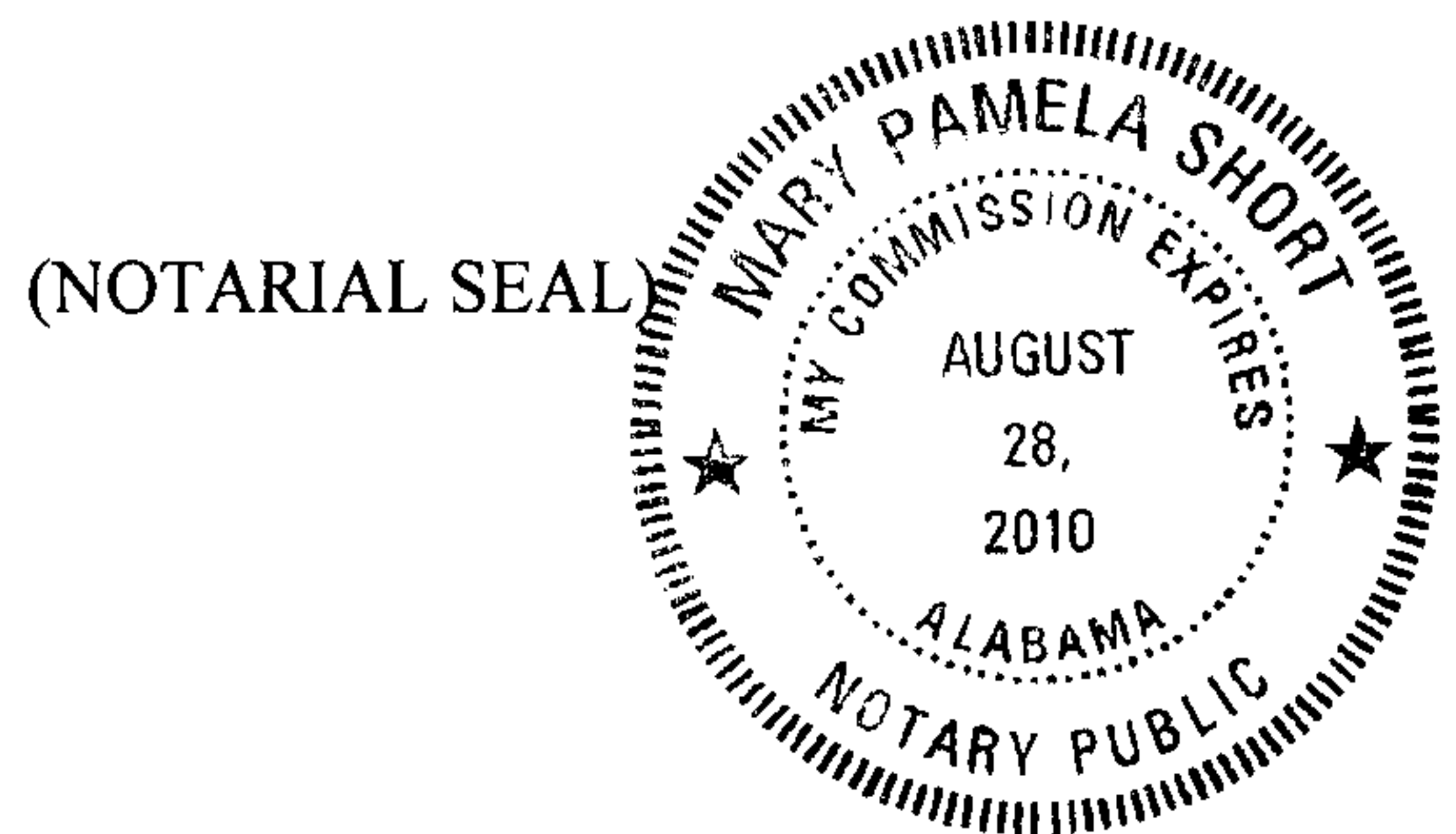

Duane L. Phillips

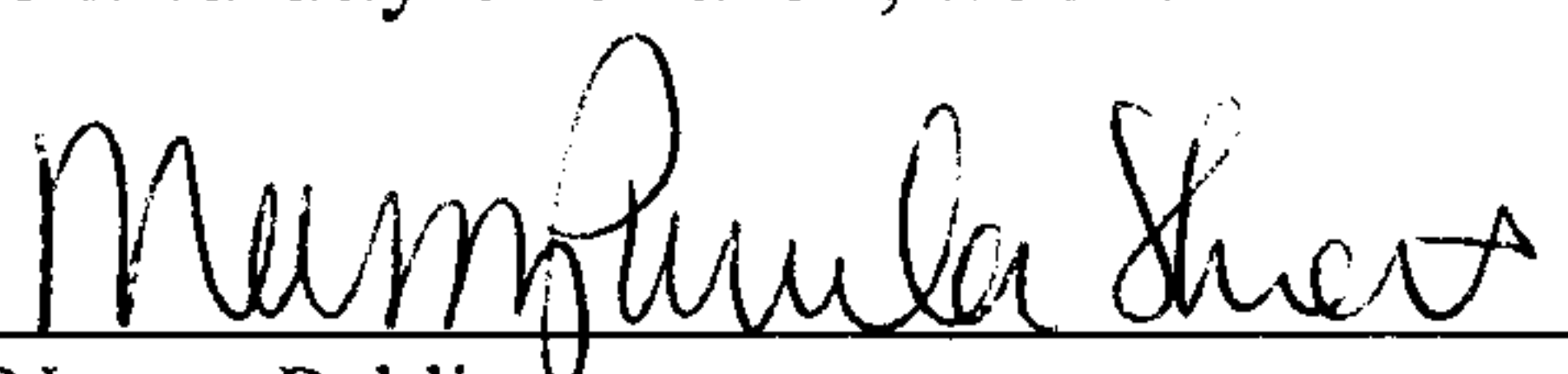

Jane Phillips

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Duane L. Phillips and Jane Phillips, Husband and Wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2009.




Notary Public
Print Name:
Commission Expires: