

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Thomas Grady Burchfield, III  
3460 Mountainwood Drive S. E.  
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby )

That in consideration of One Hundred Ninety Thousand and No/100 –(\$190,000.00)

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Harold A. Phillips, Jr., as Personal Representative of the  
Estate of Harold A. Phillips, Sr., deceased, Probate  
Case#2013-000554, Shelby County, Alabama


(Whose address is 3577 Bermuda Dr. Birmingham, AL 35210)

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

Thomas Grady Burchfield, III and Erica Brooke Burchfield

(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

  
2015032300090550 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/23/2015 01:32:11 PM FILED/CERT

See Attached Exhibit "A"


Subject to: all easements, taxes, restrictions, rights of way and liens of record.

\$ 152,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

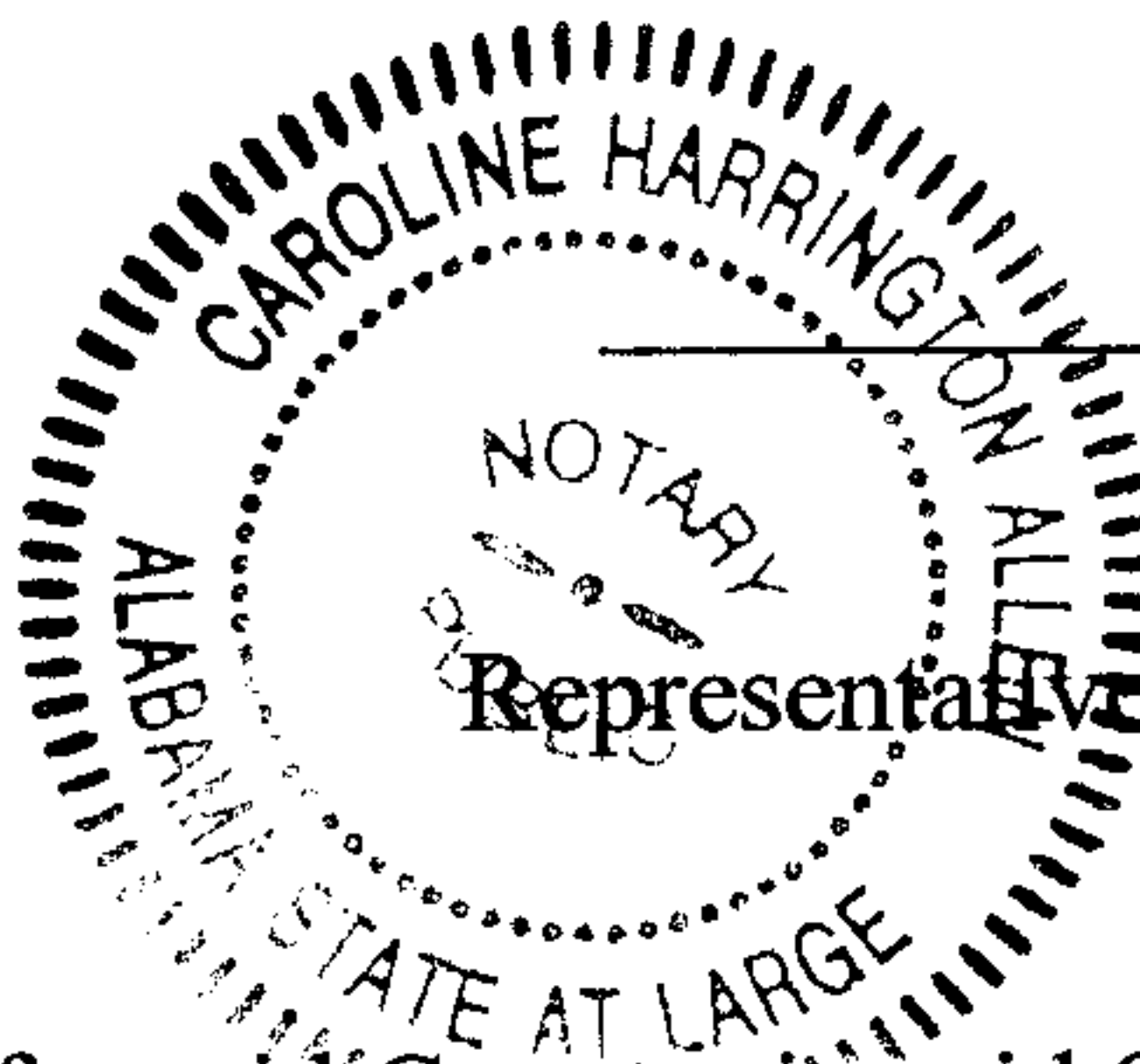
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 4th day of March, 2015.

 (Seal)  
Harold A. Phillips, Jr., Personal Representative

STATE OF ALABAMA )  
JEFFERSON COUNTY )



Shelby County, AL 03/23/2015  
State of Alabama  
Deed Tax: \$38.00

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold A. Phillips, Jr., whose name as Personal Representative for/of The Estate of Harold A. Phillips, Sr., Deceased, Probate Case No. 2013-000554 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/she, in his/her capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A.D., 2015.

My Commission Expires: 9/22/17

  
Notary Public: Caroline Harrington Allen




**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence West along the South line of said 1/4-1/4 section a distance of 671.91 feet to a point; thence 138 deg. 25' 48" right a distance of 203.87 feet to the point of beginning; thence 90 deg. 00' left a distance of 227.31 feet to a point on the SW right of way of a 30 foot public road; thence 90 deg. 00' right along said right of way 191.63 feet to a point; thence 90 deg. right a distance of 227.31 feet to the point of beginning.**

**Parcel II: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence West along the South line of said 1/4-1/4 section a distance of 671.91 feet the point of beginning; thence continue west along said 1/4-1/4 section line 53.70 feet to a point; thence 53 deg. 30' 18" right a distance of 402.95 feet to a point; thence 87 deg. 59' 30" right a distance of 425.86 feet to a point; thence 90 deg. 00' right a distance of 203.87 feet to the point of beginning.**

**Parcel III: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence west along the south line of said 1/4-1/4 section a distance of 671.91 feet to a point; thence 138 deg. 25' 48" right a distance of 203.87 feet to a point; thence 90 deg. 00' left a distance of 395.97 feet to the point of beginning; thence 93 deg. 03' 30" right a distance of 227.63 feet; thence 93 deg. 03' 30" left a distance of 29.89 feet; thence 86 deg. 56' 30" left a distance of 227.63 feet; thence 93 deg. 03' 30" left a distance of 29.89 feet to the point of beginning.**

  
20150323000090550 2/2 \$55.00  
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