THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Ins. Co. (Solomon J. White, Jr.)

ADDRESS: P.O. Box 187, Pelham, Alabama

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS That in consideration of EIGHTEEN THOUSAND ONE HUNDRED DOLLARS (\$18,100.00) DOLLARS to the undersigned grantor 8 O.J. Sellors & wife, G. Yvonne Sellers

in hand paid by Mary Ann Phillips, a single person

the receipt whereof is acknowledged

the said O.J. Sellers & wife G. Yvonne Sellers

do grant, bargain, sell and convey unto the said Mary Ann Phillips

the following described real estate, situated in

Shelby

County, Alabama,

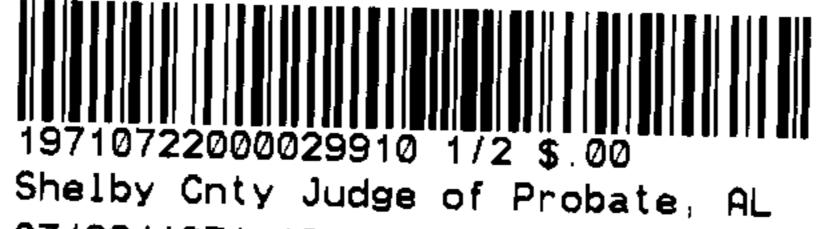
2-273)

to-wit:

Lot 6, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Mineral and Mining Rights excepted

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.



07/22/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Mary Ann Phillips

heirs and assigns forever.

And do, for ourselves and for We heirs, executors and administrators, covenant our with the said Mary Ann Phillips

heirs and assigns, that 1t 1s lawfully seized in fee simple of said premises; that they are free from all encumbrances;

have a good right to sell and convey the same as aforesaid; that that will, and We our executors and administrators shall warrant and defend the same to the said Mary Ann Phillips

heirs and assigns forever, against the lawful claims of all persons. 9

	In Witne	ss Whereof,	We	have	hereunto	set	our	hand 8 and seal
置his	29th	day of	June		•	•	19 71.	

33	WITNESSES.	(Seal
80 00 00 00 00 00 00 00 00 00 00 00 00 0		- Fronne Sellia (Seal
		(Seal.

Judge of Probate This form furnished by ALABAMA TITLE COMPANY, INC. Agent for LOUISVILLE TITL: INSURANCE CO. Shelby Cnty Judge of Probate 07/22/1971 12:00:00 AM FILED	
State of SHELBY COUNTY	General Acknowledgment
fore me on this day, that, being informed of the conter on the day the same hears date.	, a Notary Public in and for said County, in said State, G. Yvonne Sellers conveyance, and who are known to me acknowledged bents of the conveyance they executed the same voluntarily 9th day of My Commission expires Sephotano Public. My Commission expires Sept. 1, 1974
State of COUNTY	General Acknowledgment
hereby certify that whose name signed to the foregoing come on this day, that, being informed of the contents of	, , , , , , , , , , , , , , , , , , ,
on the day the same bears date. Given under my hand and official seal this	day of
State of COUNTY	Separate (and General) Acknowledgment by Wife
who is known to me to be the wife of the within named who, being examined separate and aparticonveyance, acknowledged before me on this day that	
Given under my hand and official seal this	day of
	Notary Public