

(Name) _____ Prepared By
(Address) WILLIAM D. LATHAM
Attorney at Law
P. O. BOX 1319
CLANTON, AL 35045
WARRANTY DEED



STATE OF ALABAMA

Shelby } COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Alice Phillips, a single woman, whose husband Harvey Wayne Phillips died on April 2, 1981,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Aaron N. Channell, Estelle Channell, Randall L. Channell, Donna Channell,
Ricky W. Channell and Joan J. Channell
(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit: *

The W 1/2 of the NE 1/4 of the NE 1/4 of Section 26, Township
20 South, Range 4 West, Shelby County, Alabama.

\$25,000.00 of the above recited purchase price was paid by a mortgage loan closed
simultaneously herewith.

GRANTOR'S ADDRESS:

2181 Kelly Lane
Birmingham, Alabama 35216

GRANTEES' ADDRESS:

P. O. Box 388
Alabaster, Al. 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 _____
day of February, 1983

ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(SEAL)

Alice Phillips (SEAL)

1983 FEB 24 PM 3:58

SW Mtg 427-

(SEAL)

Thomas F. Shouder, Jr.
JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF Alabama

Clanton Shelby

COUNTY }

General Acknowledgment

I, J. Michael Joiner
in said State, hereby certify that

a Notary Public in and for said County,

Alice Phillips, a single woman

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, A.D. 1983



The preparer of this document has not
examined title to the property described herein
and makes no certification as to title.

Form Ala. 30

Notary Public

My Commission Expires November

Clanton Shelby