

SEND TAX NOTICE TO:

(Name) Rick L. Phillips

(Address) _____

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

Suite 820 Independence Plaza

(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Five Thousand Dollars and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Peter J. Clemens, III and wife, Carol Clemens

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

Rick L. Phillips and Susan Jane Phillips

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County

County, Alabama to-wit:

Begin at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 2 West situated in Shelby County, Alabama, thence run North along West line of said 1/4 1/4 Section, thence 660 feet, thence turn 91 degrees 59 minutes 40 seconds right and run 330.6 feet, thence turn 88 degrees 00 minutes 20 seconds right and run 660 feet, thence turn 91 degrees 59 minutes 40 seconds right and run 330.6 feet to the point of beginning. LESS AND EXCEPT 50 feet right of way for public street across the South 50 feet thereof.

Subject to taxes, easements and restrictions of record.

\$ 108,000.00 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 (we) 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, we have hereunto set our hand(s) and seal(s), this 26th

day of July, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

see pgs. 434 pg. 660

1983 AUG 3 AM 11:07

Deed tax 27.00

Rec 1.50

And 1.00

29.50

Peter J. Clemens, III

Peter J. Clemens, III

Carol J. Clemens

Carol Clemens

Thomas A. Snowden, Jr.

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned

hereby certify that Peter J. Clemens, III and wife Carol Clemens a Notary Public in and for said County, in said State,

whose name s are are signed to the foregoing conveyance, and who they are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance executed the same voluntarily

on the day the same bears date. 26th

July

83

Given under my hand and official seal this

D., 19

William H. Halbrooks

Notary Public.