

This instrument was prepared by

(Name) LARRY E. HALCOMB
ATTORNEY AT LAW
(Address) 3612 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35209

Send tax notice to:
Larry Simpson
2920 Coatbridge Lane
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty three thousand and no/100 (\$83,000.00) DOLLARS

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

Susan S. Ratcliffe Phillips and husband, David P. Phillips

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

Larry T. Simpson and Thelma C. Simpson

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

Shelby

County, Alabama to-wit:

Lot 50, Block 2, according to the Survey of Selkirk, as recorded in Map Book 6, page 163, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and agreements of record.

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

Susan S. Ratcliffe Phillips and Susan S. Ratcliffe is one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set OUR hand(s) and seal(s), this 29th day of May, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Page 449-941
1984 JUN -4 AM 9:56

(Seal)

(Seal)

(Seal)

(Seal)

Susan S. Ratcliffe Phillips (Seal)

David P. Phillips (Seal)

David P. Phillips (Seal)

STATE OF ~~ALABAMA~~ Georgia
State of Large COUNTY

General Acknowledgment

the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Susan S. Ratcliffe Phillips and husband, David P. Phillips whose name s are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, A. D., 1984

Notary Public, Georgia: State of Large
My Commission Expires Dec. 29, 1984

Form 31-A

My Commission expires:

Notary Public.