

(Name) James Barry Phillips
5353 Meadow Garden Lane
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND AND NO/100 (\$82,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Calvin R. Fessel and wife, Vivian L. Fessel

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

James Barry Phillips and wife, Charlotte C. Phillips

(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 2, Block 1, according to the Survey of Sunny Meadows
 as recorded in Map Book 8, Page 18 A, B & C, in the Office
 of the Judge of Probate of Shelby County, Alabama.

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

\$50,000.00 of the purchase price recited above was paid from 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, we have hereunto set OUR hand(s) and seal(s), this 13thday of April STATE OF ALA. SHELBY CO. 84

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

453-3591984 AUG -3 AM 10:32

Thomas C. Bynum, Jr.
 JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Calvin R. FesselVivian L. FesselVivian L. FesselVivian L. Fessel

STATE OF INDIANA

HAMILTON

COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Calvin R. Fessel and wife, Vivian L. Fessel 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 13th day of April A. D., 19 84.My Commission Expires: October 1984

Gregory W. Perkins
 (SEAL)

Notary Public.

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