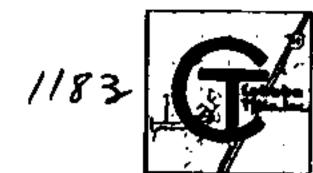
3512 OLD MONTGOMERY MICHIEL

(Address)

HOMEWOOD, ALABAMA 85209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



Cahaba Title. Inc.

Highway 31 South at Valleydale Rd , P.O. Box 689 Pelham, Alabama 35124 Phone (205) 988-5600

Palicy Issuing Agent for SAFECO Title Insurance Company

Send	tax notice to:	
Thoma	as H. Phillips	
	Indian Valley Ro	

STATE OF ALABAMA

Shelby

KNOW ALL MEN BY THESE PRESENTS.

Birmingham, AL 35244

That in consideration of Ninety-six thousand and no/100 (\$ 96,000.00) DOLLARS

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

Judy Little, a single woman

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

Thomas H. Phillips and Melanie D. Phillips (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated Shelby

Lot 1, Block 3, according to the survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, and rights of way of record.

\$ 76,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent, remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their helrs 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,	hand(s) and seal(s), this	17th
ny of 19	•	
VITNESS:		
Deed TAX 19.50 STATE OF ALL SHELTY CO. STATE OF ALL SHELTY CO. NSTRUMENT 308	July Live	(Seal)
100 INSTRUME #54 308	hood rates	
Jud 3.00 1984 AUG 22 1911: 22		(Seal)
1304 No.		/ C13

STATE OF ALABAMA

General Acknowledgment

Larry L. Halcomb , a Notary Public in and for said County, in spif State, hereby certify that Judy Little, a single woman ... signed to the foregoing conveyance, and who known to me, acknowledged before me 18 on this day, that, being informed of the contents of the conveyance she on the day the same bears date.

Given under my hand and official seal this ... 17th ... day of

L. Haloomb

Form ALA-31