

This instrument was prepared by
 J. Dan Taylor/Smyer, White,
 Taylor, Evans & Putt
 2025 Fourth Avenue North
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 Michael G. Blackwell
 4704 Paleo Place
 Birmingham, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$79,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BILLY RAY PHILLIPS and JUDE B. PHILLIPS, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL G. BLACKWELL and SUZETTE R. BLACKWELL (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

BOOK 001 PAGE 473

Lot 7, in Block 1, according to the Survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, Page 83, in the Probate Office of Shelby County, Alabama.

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

\$62,900.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 31st day of August, 1984.

STATE OF ALABAMA, SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 Rec. 17.00
 250
 100
 1984 SEP -7 AM 10:50
 20.50

Billy Ray Phillips
 BILLY RAY PHILLIPS

Jude Phillips
 JUDE B. PHILLIPS

STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that BILLY RAY PHILLIPS and JUDE B. PHILLIPS whose names 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 31st day of August, 1984.

My Commission Expires:
 8-27-86

[Signature]
 NOTARY PUBLIC