



This instrument was prepared by

(Name) ✓ Courtney H. Mason Jr.

(Address) 2032 Valleydale Road

SEND TAX NOTICE TO:
Dennis R. Plyler
5027 Mountain View Parkway
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Seven Thousand and no/100 DOLLARS

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

Robert C. Phillips and wife, Jean B. Phillips

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

Dennis R. Plyler and Donna L. Freeman

(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 31, in Block 1, according to the map and survey of Gross' Addition to Altadena South, 2nd Phase, 1st Sector, as recorded in Map Book 6, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama. being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$69,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>17.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
		<u>21.00</u>

BOOK 007 PAGE 288

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FOR REG. - 007-288
1984 NOV -2 AM 9:33

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

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~~ (we) (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 October, 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

Robert C. Phillips
Robert C. Phillips (Seal)
Jean B. Phillips
Jean B. Phillips (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Phillips and wife, Jean B. 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 October, A. D., 19 84