

2302

SEND TAX NOTICE TO:

(Name) Raymond W. Phillips, Jr.

(Address) 1417 West Navajo Drive

This instrument was prepared by

(Name) Thomas W. Crawford

Alabaster, AL 35007

(Address) 2305 Chester Road, Birmingham, Al

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$4,000 & execution of purchase money mortgage DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas W. Crawford, a married man & James Darden, a married man

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

Raymond William Phillips, Jr. & Joyce Wynne 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:

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 18S, Range 1 East, Shelby County, Alabama, described as follows: Begin at the NW corner of said section; thence run S0°33'10"W (Alabama Grid Bearing) along the section line, 909.4 feet to the center of a public road; thence easterly along said road as now located, a distance of 1115 feet, more or less, to a spike on the west side of a paved county road; thence northerly along said road, 1101.4 feet to the north line of said section; thence S88°49'50"W along said line, 765.0 feet to the point of beginning.

Mineral and mining rights excepted.

The above real estate is no part of the homestead of grantors.

044 525

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT 10 AM 9:56

JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>400</u>
Mineral Tax		
Recording Fee		<u>250</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>750</u>

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 9

day of October, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Crawford & James Darden

whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of October, A. D., 19 85

My Commission Expires December 3, 1985