

(Name) Gene Duffey
 (Address) RT 1 BOX 247-B
WILSONVILLE, AL. 35186

This instrument was prepared by

652

(Name) James F. Burford, III
Suite 200, 100 Vestavia Office Park
 (Address) Birmingham, Alabama 35216
 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 \$45,500.00 DOLLARS

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

ARCHIE C. PHILLIPS and wife, RUTH C. PHILLIPS

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

G. GENE DUFFEY and JEAN L. DUFFEY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

SUBJECT TO: (1) Taxes for the year 1986 and thereafter. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 169, Page 325 in Probate Office. (3) Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 243, Page 638 in Probate Office. (4) Easement to South Central Bell Telephone as shown by instrument recorded in Deed Book 253, Page 830 in Probate Office. (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 166, Page 319 in Probate Office. (6) Flood rights of Alabama Power Company as set out in Deed Book 243, Page 638 in Probate Office.

\$ 21,600.00 of the consideration recited herein was derived from a purchase money mortgage executed 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~~ (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

6

day of November, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

Archie C. Phillips (Seal)
 ARCHIE C. PHILLIPS

Ruth C. Phillips (Seal)
 RUTH C. PHILLIPS

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Archie C. Phillips and wife, Ruth C. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

6

day of

November

A. D., 19 85

Notary Public

EXHIBIT 'A' - PHILLIPS TO DUFFEY

Commence at the Northwest corner of Section 13, Township 21 South, Range 1 East, thence proceed in an easterly direction along the North boundary of said Section 13 for a distance of 2124.84 feet to a point, being a point on the centerline of a 60 foot dedicated right of way within Sunrise Cove Subdivision, recorded in Map Book 5 Page 31, in Probate Office of Shelby County; thence turn an angle of 86 degrees 25 min. to the right and proceed for a distance of 150.00 feet to a point; thence turn an angle of 42 degrees 06 min. to the right and proceed for a distance of 100.00 feet to a point; thence turn an angle of 90 degree to the left and proceed for a distance of 30.00 feet to a point, being the Northwest corner of Lot 25 of above mentioned Subdivision; thence turn an angle of 109 degrees 17 min. 29 sec. to the right and proceed for a distance of 207.66 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 19 degrees 30 min. 30 sec. to the left and proceed for a distance of 153.4 feet to a point; thence turn an angle of 105 degrees 31 min. 46 sec. to the right and proceed for a distance of 193.96 feet to a point; thence turn an angle of 79 deg. 25 min. 50 sec. to the right and proceed for a distance of 99.58 feet to a point; thence turn an angle of 84 degrees 18 min. 54 sec. to the right and proceed for a distance of 178.28 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1985 NOV 12 AM 10:38

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>24.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>29.00</u>