

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Michael David Phillip
(Address) P. O. Box 419
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND DOLLARS AND THE ASSUMPTION OF THE EXISTING FIRST MORTGAGE

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

AMY J. PHILLIPS and husband, MICHAEL DAVID PHILLIPS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MICHAEL DAVID PHILLIPS, a married man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 39, Block 1, according to the map and survey of Cahaba Valley Estates, 3rd
Sector, as recorded in Map Book 5 page 107 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BOOK 165 PAGE 878

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

88 JAN -4 PM 3:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>6.00</u>
2. Reg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>\$ 9.50+</u>

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of December, 19 87

(Seal)

(Seal)

(Seal)

Amy J. Phillips
Amy J. Phillips (Seal)
Michael David Phillips
Michael David Phillips (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Amy J. Phillips and husband, Michael David Phillips
a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 December, 19 87

1/25/90