

SEND TAX NOTICE TO:

(Name) Jimmy E. Phillips
3090 Oak Tree Drive
 (Address) Birmingham, Alabama 35124

This instrument was prepared by

(Name) John N. Randolph, Sirote, Permutt et al

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Five Thousand and no/100----- DOLLARS
 and other good and valuable considerations

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

Elton B. Stephens, Jr., a married man

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

Jimmy E. Phillips and Ruth A. 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:

The NW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, and the South 1/21 of the SW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama.

TOGETHER WITH:

An Easement for a private road as described in instrument recorded in Book 307, at page 407, and amended by instrument recorded in Book 309, page 193 of said Probate Records; and a nonexclusive Easement to use the roadway presently in existence over a strip of land of the width of 30 feet which extends Westwardly from the paved Florida Short Route (Old U. S. 280) to a Point on the East line of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section 29, Township 19 South, Range 1 West; said thirty-foot strip of land lying 20 feet North of and 10 feet South of the line dividing said Sections 20 and 29.

ALSO:

The North half of the SW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West, Except 1 1/2 acres in the Northwest corner of the described property.

Continued on Reverse Hereof

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, I have hereunto set my hand(s) and seal(s), this 31st day of March, 19 89.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

X Elton B. Stephens, Jr. (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elton B. Stephens, Jr., a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, A. D., 19 89

Public.

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Continued from Reverse Hereof

ALSO:

The SE 1/4 of the SW 1/4 of Section 20, Township 19, Range 1 West.

ALSO:

That portion of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West that is North of the South line of a private road that runs approximately down the North line of said quarter-quarter section, all in Shelby County, Alabama.

Subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of way for Alabama Power Company as recorded in Volume 123, page 421; Volume 176, page 70 and Volume 155, page 108 in the Probate Office of Shelby County, Alabama.
3. Easement for Road as recorded in Volume 307, page 407 and corrected by Volume 309, page 193 in the Probate Office of Shelby County, Alabama.
4. Non-Exclusive Easement for Ingress and Egress as recorded in Volume 309, page 196 in the Probate Office of Shelby County, Alabama.

The above described real estate does not constitute the homestead of Elton B. Stephens, Jr. or that of his spouse.

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

89 APR -6 PM 12:15

Thomas A. Stephens, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 225.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	231.00

RETURN TO SHELBY
COUNTY PROBATE
OFFICE

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.