

Birmingham Title Company, Inc.

614 NORTH EAST STREET - PHONE 268-2242

Birmingham, Alabama 35203

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This instrument was prepared by

(Name) Leo E. Costello

(Address) 3716 South 5th Avenue
Birmingham, Alabama 35222



WARRANTY DEED - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

\$500

That in consideration of TEN DOLLARS (\$10.00) AND THE ASSUMPTION OF THE UNPAID BALANCE
DUE ON A MORTGAGE TO JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION DATED
JUNE 14, 1967 RECORDED MAP BOOK 306, PAGE 228.

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

JAMES H. PHILLIPS, and wife, MABLE D. PHILLIPS

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

STEPHEN DAVID PHILLIPS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

SHELBY

An undivided one-half interest in Lot 3, Block 3 according to the Map of Navajo Hills, First Sector, as recorded in the Probate Office of Shelby County, in Map Book 5, Page 18.

Subject to reservations and restrictions shown by Deed Book 243, Page 480 and Deed Book 241, Page 743.

The grantors do hereby reserve unto Mable D. Phillips a life estate in said property for as long as she shall live. It is expressly understood that Stephen David Phillips shall be required to pay off the existing mortgage to Jefferson Federal Savings and Loan Association as set forth hereinabove.

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 21st
day of November, 1989.

BOOK 268 PAGE 378

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

89 DEC -1 AM 11:20

Thomas A. [Signature]
JUDGE OF PROBATE

Mable D. Phillips (SEAL)

James H. Phillips (SEAL)

Deed TAX .50
Rec 2.50
Trec 3.00
Cert 1.00
7.00

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY }

a Notary Public in and for said County,

I, in said State, hereby certify that **James H. Phillips and wife, Mable D. 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 21st day of NOVEMBER, 1989

P & S BUSINESS MACHINES

P. O. BOX 100522
BIRMINGHAM, ALABAMA 35210

