

565  
GENERAL WARRANTY DEED  
WITH RIGHT OF SURVIVORSHIPSTATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Thirty Five Thousand and 00/100 Dollars (\$35,000.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, CPR Partnership, an Alabama general partnership (herein referred to as grantors) do grant, bargain, sell and convey unto Michael H. Phillips and wife Tracy H. Phillips (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 2, according to the Survey of Environ's Park Subdivision as recorded in Map Book 14, Page 6, in the Probate Office of Shelby County, Alabama. Together with that certain easement for ingress and egress as recorded in Real 58, Page 326, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for 1990 and subsequent years not yet due and payable.
2. Cross access easements and cross easements for utilities as shown on the Subdivision Plat for Environ's Park Subdivision as recorded in Map Book 14, Page 6 in the Probate Office of Shelby County, Alabama.
3. Mining and mineral rights and rights incident thereto as recorded in Volume 348, Page 114, in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants and Restrictions of Environ's Park Subdivision as recorded in Book 279, Page 308, in the Probate Office of Shelby County, Alabama.
5. Grant and Declaration of Easements for Ingress and Egress and Utilities as recorded in Book 279, Page 295, in the Probate Office of Shelby County, Alabama.
6. All other matters of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, theirs heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served 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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the GRANTOR has executed this conveyance on this 8th day of May, 1990.

CPR PARTNERSHIP, an Alabama  
general partnership

BY: Stephen T. Cox  
STEPHEN T. COX

ITS: GENERAL PARTNER

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Stephen T. Cox, as General Partner of CPR Partnership, an Alabama general partnership, whose name is signed to the foregoing Agreement, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 1990.

Betty Jane Libb  
Notary Public

My Commission Expires: 1-15-92

THIS INSTRUMENT PREPARED BY:

BRADLEY G. SIEGAL, ESQ.  
LEITMAN, SIEGAL, PAYNE & CAMPBELL, P.C.  
600 North 20th Street, Suite 400  
Land Title Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mr. Michael H. Phillips  
P.O. Box 36067  
Birmingham, Alabama 35236

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY -9 AM 10:05

JUDGE OF PROBATE

|                  |          |
|------------------|----------|
| 1. Deed Tax      | \$ 35.00 |
| 2. Mtg. Tax      | \$       |
| 3. Recording Fee | \$ 3.00  |
| 4. Indexing Fee  | \$ 3.00  |
| 5. Notary Fee    | \$ 1.00  |
| 6. Certified Fee | \$       |
| Total            | \$ 44.00 |