

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: James R. Clifton
148 Willow Ridge Lane
Indian Springs, Alabama 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred four thousand five hundred & No/100 (104,500.00) DOLLARS

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

Milton L. Phillips, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Clifton & Marcia L. Clifton
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 11, according to the Map and Survey of The Willow Ridge Addition to Indian Springs,
as recorded in Map Book 7, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to right of way granted to South Central Bell Telephone Company by instrument(s)
recorded in Deed Book 313, Page 707.

Subject to restrictions as shown on recorded plat.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded
in Deed Book 214, Page 631.

Subject to 35 foot building line from Willow Ridge Lane; 7.5 foot utility easement
along the Westerly lot line and utility easement of undetermined width along the Southwesterly
lot line, all as shown by recorded plat.

\$94,050.00 of the purchase price was paid from the proceeds of a mortgage loan closed
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 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 8th
day of March, 19 91

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 MAR 12 AM 9:04

1. Deed Tax \$ 10.50
2. Mig. Tax \$ 3.50
3. Recording Fee (Seal) \$ 3.00
4. Indexing Fee \$ 1.00
5. No Tax Fee \$ 0.00
6. Certified Fee (Seal) \$ 1.00
Total \$ 19.50

Milton L. Phillips (Seal)
Milton L. Phillips (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Milton L. Phillips, a single 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 8th day of March A. D., 19 91

Larry L. Halcomb
Notary Public.