

This instrument was prepared by

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

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

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 GRANTEEES 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 GRANTEEES) 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.

10
333 PAGE
BOOK

\$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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR 12 AM 9:04

1. Deed Tax
2. Mtg. Tax
3. Recording (Seal)
4. Indexing Fee
5. No Tax Fee
6. Certified Fee (Seal)
Total
(Seal)

Milton L. Phillips (Seal)
(Seal)

(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