

Birmingham Title Company, Inc.
214 NORTH 21ST STREET - PHONE 502-254-1200
Birmingham, Alabama 35203

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:

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, widower of 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 **SHELBY** County, Alabama, to-wit:

BOOK 333 PAGE 884

An undivided one-half interest in Lot 8, 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.

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.

This is a deed of correction to correct that certain deed by James D. Phillips and wife, Mable D. Phillips in which Lot 3 was erroneously shown instead of Lot 8.

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 12th day of March, 1991

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

91 MAR 18 PM 2: 18

Thomas W. Sanders, Jr.
JUDGE OF PROBATE

James H. Phillips
JAMES H. PHILLIPS (SEAL.)

1 Deed Tax	
2 Mtg. Tax	<i>Not paid</i>
3 Recording Fee	<i>2.50</i>
4 Indexing Fee	<i>2.00</i>
5 No Tax Fee	<i>1.00</i>
6 Certified Fee	<i>1.00</i>
Total	<i>7.50</i>

STATE OF ALABAMA
COUNTY }

General Acknowledgment
Notary Public in and for said County.

I, _____ in said State, hereby certify that **James H. Phillips, widower of Mable D. Phillips**

whose name(s) 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 12 day of March, A.D. 1991

COSTELLO & STOTT
ATTORNEYS AT LAW
3716 5TH AVENUE
BIRMINGHAM, ALABAMA 35222

Susan Beck Harris
Notary Public