

SEND TAX NOTICE TO:

(Name) Terry Phillips

(Address) 114 Nearest Lane  
Columbiana, Al. 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and no/100 ----- DOLLARS

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

Lois Gillen, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Terry Phillips and Shirley Phillips

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

TRACT 1:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run East along the south line of said 1/4-1/4 for 424.14 feet to the point of beginning; thence continue along the last described course for 170.0 feet; thence turn 87 degrees 23 minutes 38 seconds right and run 429.95 feet; thence turn 94 degrees 08 minutes 50 seconds right and run 169.12 feet; thence turn 85 degrees 41 minutes 54 seconds right and run 425.45 feet to the point of beginning. Containing 1.66 acres. Situated in Shelby County, Alabama.

According to the survey of Thomas E. Simmons LS# 12945, dated November 12, 1992.

Subject to restrictions, easements, and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

Inst # 1992-27426

11/18/1992-27426  
04:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 8.50

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 18

day of November, 19 92.

WITNESS:

\_\_\_\_\_  
(Seal) Lois Gillen (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Lois Gillen

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of November A. D., 19 92

[Signature]  
Notary Public.