

This instrument was prepared by

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Birmingham, Alabama 35242



Send tax notice to:
Mr. & Mrs. Kevin Walkup
109 Moss Hill Court
Calera, Alabama 35040

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND, SIX HUNDRED---(\$122,600.00)----
AND NO/100 dollars -----

to the undersigned grantor, Donald Phillips Construciton, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kevin A. Walkup and Stacy Walkup, Husband and wife,

(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 57, according to the Survey of Southern Hills, Sector 6, Phase I, as recorded
in Map Book 17, Page 93, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1994 and subsequent years not yet due and payable.
2. Restrictions, covenants, conditions, and rights-of-way of record.
3. Building setback line of 30 feet reserved from Moss Hill Court as shown by plat.

\$110,300.00 of the purchase price received above was paid from a first purchase
money mortgage loan closed simultaneously herewith.

12/28/1993-41500
04:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald Phillips
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December 1993.

ATTEST:

DONALD PHILLIPS CONSTRUCTION, INC.

Secretary

By

Donald Phillips

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald Phillips
whose name as President of Donald Phillips Construction, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the
act of said corporation, Donald Phillips Construciton, Inc.

Given under my hand and official seal, this the 22nd day of December

1993

Notary Public