

Send Tax Notice To:

Jean K. Victor
154 Kentwood Drive
Alabaster Alabama 35007
PID# 23+2-10-0-001-063.060

WARRANTY DEED

Inst # 1994-11931

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Forty Thousand and 00/100'S * (\$140,000.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

H.K. Phillips and Leigh W. Phillips, husband and wife
(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Jean K. Victor
(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 10, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 112000 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

H.K. Phillips and Hilary Kent Phillips are one and the same person.

Leigh W. Phillips and Elizabeth L. Phillips are one and the same Person.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

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04/11/1994-11931
03:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 39.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 1st day of April, 1994.

H.K. Phillips
H.K. Phillips
Leigh W. Phillips
Leigh W. Phillips

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H.K. Phillips and Leigh W. Phillips, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of April, 1994.

W. Russell Beals, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

94066RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242-4818

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