

Send Tax Notice To:  
STEVEN B. PHILLIPS  
1922 Seattle Slew Drive  
Helena, AL. 35080



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 (\$148000.00) DOLLARS

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

ANTHONY B. CABANISS, SR. and wife, ROSEANNA B. CABANISS  
(herein referred to as grantors) do grant, bargain, sell and convey unto

STEVEN B. PHILLIPS and wife, VICKEY P. 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:

Lot 40, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$113,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-14918

05/06/1994-14918  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 43.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 28th day of April, 19 94

WITNESS:

\_\_\_\_\_  
(Seal) Anthony B. Cabaniss Sr. (Seal)  
\_\_\_\_\_  
(Seal) Roseanna B. Cabaniss (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ANTHONY B. CABANISS, SR. and wife, ROSEANNA B. CABANISS whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, A.D., 19 94

MY COMMISSION EXPIRES: Mar. 12, 1997.  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
FORGED THRU NOTARY PUBLIC UNDERWRITERS

Jamie A. Phillips

Notary Public

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