

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 GRANTEEES 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 GRANTEEES) 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 RCD 43.50

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 Jr. (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
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
NOTED THRU NOTARY PUBLIC UNDERWRITERS

Janet Jeffers

Notary Public