

Equity - \$9,900.00

GRANTEES' ADDRESS:

5442 Dover Cliff Circle  
Birmingham, Alabama 35242

This instrument was prepared by George C. Day, Jr., WILSON & DAY,  
Attorneys, 153 South Ninth Street, Gadsden, Alabama 35901.

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ANTHONY A. NICHOLS and wife, LAURA H. NICHOLS (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto RICHARD F. PHILLIPS and wife, BEVERLY B. PHILLIPS (hereinafter referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them 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 23, according to the Survey of Meadow Brook, 12th Sector, recorded in Map Book 9, page 27, Probate Office, Shelby County, Alabama.

The above-described property is conveyed subject to the following:

1. State and County ad valorem taxes for 1994 and subsequent years.
2. Zoning ordinances and subdivision regulations of the municipality and/or other governmental units in which the subject real property is located.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 32, Page 306, Probate Office, Shelby County, Alabama.
4. Right of Way granted Alabama Power Company by instrument(s) recorded in Book 5, Page 155, Probate Office, Shelby County, Alabama.
5. 35 foot building line from the front lot line and a 10 foot utility easement along the Westerly lot line, as shown on recorded map at Map Book 9, Page 27, Probate Office, Shelby County, Alabama.
6. Agreement concerning electric service to Meadow Brook in Misc. Book 48, Page 880, Probate Office, Shelby County, Alabama.
7. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 7, Page 833, Probate Office, Shelby County, Alabama.
8. Agreement for underground residential distribution in Book 7, Page 830, Probate Office, Shelby County, Alabama.

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9. Restrictions appearing of record in Misc. Book 58, Page 486, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 14<sup>th</sup> day of June, 1994.

  
ANTHONY A. NICHOLS

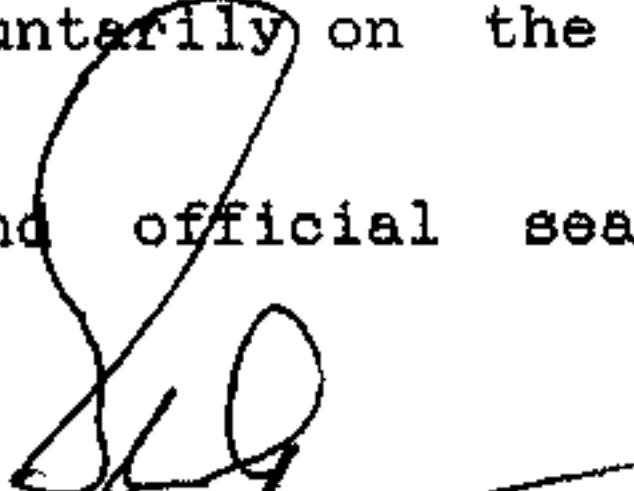
  
LAURA H. NICHOLS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY A. NICHOLS and wife, LAURA H. NICHOLS, whose names 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 14<sup>th</sup> day of June, 1994.

  
NOTARY PUBLIC

My Commission Expires July 7, 1997

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