

This instrument was prepared by

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Send Tax Notice to:

Mr. & Mrs. David B. Wall
113 Moss Lane
Calera, Alabama 35040

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND TWENTY-NINE THOUSAND, NINE HUNDRED AND NO/100..DOLLARS (\$129,900.00)

to the undersigned grantor, Donald Phillips Construction, 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

DAVID BRUCE WALL and KAREN SUE WALL, 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 49, according to the Survey of Southern Hills, Sector 6, Phase One, as recorded in Map Book 17, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1994, not yet due and payable.
2. Restrictions appearing of record in Instrument No. 1993-29539.
3. Terms and conditions as shown on recorded map.
4. 35 foot building setback line as shown on recorded plat.

Inst # 1994-24012

08/01/1994-24012
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 22.00

\$ 116,550.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 premises, 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 29th day of July 1994.

ATTEST:

Secretary

DONALD PHILLIPS CONSTRUCTION, INC.
By Donald Phillips President
Donald Phillips

STATE OF ALABAMA
COUNTY OF JEFFERSON

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,

Given under my hand and official seal, this the 29th day of July 1994.

Notary Public