

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Donald Wayne Hess
 248 Wagon Trail
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
 3000 Riverchase Galleria, Ste. 490
 (Address) Birmingham, Alabama 35244

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED AND FORTY-SIX THOUSAND, NINE HUNDRED AND NO/100..(\$146,900.00) DOLLARS

to the undersigned grantor, Donald Phillips Construction, Inc. a corporation
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

DONALD WAYNE HESS and SANDRA A. HESS
 (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 8, according to the survey of Apache Ridge, Sector 6, as recorded
 in Map Book 17 page 145 in the Probate Office of Shelby County,
 Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Property taxes for 1995 and subsequent years, not yet due & payable.
2. Building setback line of 35 feet reserved from Wagon Trail as shown by plat.
3. Public easements as shown by recorded plat, including 7.5 feet on the Easterly, Southerly & Northerly sides of lot.
4. Restrictions, covenants & conditions as set out in instrument(s) recorded as Inst. # 1993-39988 in Probate Office.
5. Restrictions, covenants & conditions as set out in instrument(s) recorded in Map Bk. 17 page 145 in Probate Office.

12/02/1994-35492
 12:26 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.50

The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, 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 30th day of November 19 94.

ATTEST:

DONALD PHILLIPS CONSTRUCTION, INC.

By Donald Phillips
 Donald Phillips, President

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 30th day of November 19 94.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES Nov. 5, 1995.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

Inst # 1994-35492