

94347B

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Hwy 280E, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: Erice C. Phillips
Barbara A. Phillips
name 122 Cedar Cove Drive
Pelham, AL 35124
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred thirty-five thousand five hundred and 00/100----- DOLLARS

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

W. Brent Chamlee and Wife, Patricia P. Chamlee
(herein referred to as grantors) do grant, bargain, sell and convey unto

Erice C. Phillips and Barbara A. 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 12, in Block 1, Cedar Cove, Phase III, as recorded in Map Book 10;
Page 34, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1995 and subsequent years not yet due and payable
until October 1, 1995.
Existing covenants and restrictions, easements, building lines and limitations
of record.

\$121,950.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1995-00874

01/11/1995-00874
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD unto the said GRANTEES 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 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 1 hand(s) and seal(s), this 17th
day of November, 19 94.

WITNESS:

(Seal) W. Brent Chamlee (Seal)
W. Brent Chamlee
(Seal) Patricia P. Chamlee (Seal)
Patricia P. Chamlee
(Seal) Emily Brooks (Seal)
Emily Brooks

STATE OF ALABAMA Georgia
Cobb COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that W. Brent Chamlee and Patricia P. Chamlee
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 17th day of November, A. D., 19 94

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires May 3, 1997 Rebecca Jo Lues Notary Public.

AFFIX SEAL

Inst # 1995-00874

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Patricia P. Chamlee whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 23rd day of November, 1994.

Karen Leigh White
Notary Public

My commission expires: 12-2-96

Inst # 1995-00874

01/11/1995-00874
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00