

This form furnished by: **Cahaba Title, Inc.**

500.00

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Anthony Joseph
(Address) Columbiana, Al. 35051

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
L. Douglas Joseph and J. Anthony Joseph
(herein referred to as grantors), do grant, bargain, sell and convey unto
Tonya W. Phillips and Barry 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:

N 1/2 of NE 1/4 of SE 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West.

Also the right of ingress and egress over and along that certain 60 foot non-exclusive easement extending from Highway 47 East and which lies immediately South of the North line of NW 1/4 of NW 1/4, Section 26, Township 20 South, Range 1 West; thence continue East, but changing to a 30 foot easement on each side of the North line of NE 1/4 of NW 1/4 of Section 26, and the South line of SE 1/4 of SW 1/4 of Section 23; Township 20 South, Range 1 West; thence run due North along the center line of SE 1/4 of SW 1/4 of said Section 26 (being 30 feet wide on each side of said center line) to a point where it intersects the N 1/2 of N 1/2 of SE 1/4 of SW 1/4 of said Section 23.

Inst # 1995-06731

THIS IS NOT THE HOMESTEAD OF THE GRANTORS

03/15/1995-06731
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 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 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 GRANTEES, 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 13th
day of March, 19 95.

WITNESS

_____. (Seal) L. Douglas Joseph (Seal)
_____. (Seal) J. Anthony Joseph (Seal)
_____. (Seal) J. Anthony Joseph (Seal)

STATE OF ALABAMA
Shelby County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that L. Douglas Joseph and J. Anthony Joseph, 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 13th day of March A.D., 19 95.

Cahaba Title My Commission Expires: _____

Martha B. Ferguson
Notary Public

Inst # 1995-06731