

This instrument was prepared by

Send Tax Notice To: LARRY G. PHILLIPS

(Name) Lamar Ham

name

520 Meadowridge Circle

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THOUSAND AND NO/100-----
DOLLARS (\$190,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George Bockhold, Jr. and wife, Deborah Ann Bockhold

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry G. Phillips and wife, Linda H. 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 20, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as
recorded in Map Book 13, Page 20, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 100,000.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1995-31870

11/06/1995-31870
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 98.30

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 grantors
herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not
survive the other, then the heirs and assigns of the grantors 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 hand(s) and seal(s), this 1st
day of November, 19 95.

(Seal)

(Seal)

(Seal)

George Bockhold, Jr.
George Bockhold, Jr. (Seal)

Deborah Ann Bockhold
Deborah Ann Bockhold (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
George Bockhold, Jr. and wife, Deborah Ann Bockhold
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 1st day of November, A.D., 19 95

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997