

This instrument was prepared by

Send Tax Notice To: JOHN S. CIVILS, JR.
name

(Name) THOMAS W. H. BUCK

address

(Address) 2001 PARK PLACE TOWER, BIRMINGHAM, AL 35203

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 TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

LARRY GLEN PHILLIPS AND WIFE LINDA H. PHILLIPS

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN S. CIVILS, JR., AND WIFE DEBRA G. CIVILS

(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 44, ACCORDING TO THE AMENDED MAP OF HICKORY RIDGE, AS RECORDED IN MAP BOOK 11, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES AND ASSESSMENTS FOR THE YEAR 1996.
2. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 262, PAGE 764, REAL VOLUME 262, PAGE 766 AND REAL VOLUME 153, PAGE 992.
5. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN REAL VOLUME 158, PAGE 720.
6. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 158, PAGE 723.
7. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY IN REAL VOLUME 167, PAGE 406.

\$ 190,000.00 OF THE ABOVE STATED PURCHASE PRICE IS EVIDENCED BY A PURCHASE MONEY MORTGAGE CLOSED SIMUTANEOUSLY HERewith.

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 hand(s) and seal(s), this 31st

day of OCTOBER, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Larry Glen Phillips (Seal)
LARRY GLEN PHILLIPS

Linda H. Phillips (Seal)
LINDA H. PHILLIPS

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THOMAS W. H. BUCK, a Notary Public in and for said County, in said State,

hereby certify that LARRY GLEN PHILLIPS AND WIFE LINDA H. PHILLIPS

whose name 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 31st day of OCTOBER, A. D., 1995

Thomas W. H. Buck
Notary Public.