

SEND TAX NOTICE TO:

Mr. & Mrs. B. Larry Hall
124 Kentwood Trail
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

Post # 1995-35302

STATE OF ALABAMA:

JEFFERSON COUNTY:

12/08/1995-35302
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 180.00

**CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND SIXTY-EIGHT THOUSAND, NINE HUNDRED AND NO/100..(\$168,900.00)** Dollars, to the undersigned grantor, **DONALD PHILLIPS CONSTRUCTION, INC.**, a corporation (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell and convey unto **B. LARRY HALL and PATRICIA A. HALL, Husband and Wife** (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 131, according to the Survey of Kentwood, 3rd Addition, Phase 1, as recorded in Map Book 19, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Property taxes for 1996 and subsequent years, not yet due and payable.
2. Building setback line of 30 ft. reserved from Kentwood Trail as shown by plat
3. Public easements as shown by recorded plat, including a 7.5 ft. along the Southerly and Westerly sides of lot.
4. Restrictions, covenants & conditions as set out in instrument(s) recorded in Instrument #1995-822 in Probate Office.
5. Agreement for waterline easement as set out by Instrument #1992-18725 in Probate Office.

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 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 **GRANTEES**, their heirs and assigns, that it 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; that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, 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 5th day of December, 1995.

DONALD PHILLIPS CONSTRUCTION, INC.

BY: Donald Phillips (Seal)
Donald Phillips, President

STATE OF ALABAMA:

JEFFERSON COUNTY:

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 5th day of December, 1995.

Paul H. Hurd
Notary Public

NOTARY PUBLIC - ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 5, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-35302

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