

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) _____
(Address) 1233 11th Way
Pleasant Grove, AL 35127

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 Hundred Eighteen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, CHARLES C. BOLEN and wife, CAROLYN V. FITTS BOLEN (herein referred to as grantors), do grant, bargain, sell and convey unto

TRACY P. PHIFER and wife, CYNTHIA M. PHIFER (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 52, according to the Survey of Pleasant Acres, First Sector, as recorded in Map Book 20, page 24, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 100,300.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-04218

02/08/1996-04218
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DODD MCD 26.50

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 29th day of January, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Charles C. Bolen (Seal)
CHARLES C. BOLEN
Carolyn V. Fitts Bolen (Seal)
CAROLYN V. FITTS BOLEN

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 CHARLES C. BOLEN and wife, CAROLYN V. FITTS BOLEN, 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 29th day of January A.D., 19 96.

My Commission Expires:

Notary Public

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