

This Instrument was prepared by:
(Name) Mickey L. Johnson, Attorney
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:
DEBBIE BASS
1017 RYECROFT CIR
PELHAM, AL 35124

***THIS DEED PREPARED WITHOUT BENEFIT OF
TITLE INFORMATION***

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
SEVEN THOUSAND DOLLARS (\$7000.00)
to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the undersigned

ALTA LOUISE PHILLIPS, an unmarried woman
(herein referred to as grantor) does grant, bargain, sell and convey unto
DEBBIE BASS, a married woman

(hereinafter called Grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 6, Block 3, according to Joseph Squire's map of the town of Helena, Alabama, as recorded in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama.

NOTE: The parties hereby acknowledge that the property conveyed herein is the same property which is known as 5233 Helena Road, Helena, Alabama, and upon which the grantor, or her predecessor's in title, have resided and claimed for more than thirty (30) years. Said property is not in Block 15 as described by deed dated June 7, 1972, and recorded in Book 277, Page 133, which is the source of grantor's title hereunder. Said property as described herein is, however, the property which was intended to be conveyed by the said deed dated June 7, 1972 as described herein, and the property intended to be conveyed by this deed, and grantor warrants that the property as described above is the same property which has been continuously occupied by grantor and grantor's predecessor's in title for more than thirty (30) years, and grantor is unaware of any person or persons claiming any interest in the property conveyed herein.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, NOR THE HOMESTEAD OF THE GRANTEE.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, forever.

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, I have hereto set my hand(s) and seal(s) this 26th day of February, 1996.

WITNESS:

James D. Maltbie (Seal)
Debbie Bass (Seal)

Alta Louise Phillips (Seal)

Inst # 1996-0
02928/1996-0
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 900 16.30

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Alta Louise Phillips, an unmarried woman whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 1996

Lucas Taylor
NOTARY PUBLIC

INST # 1996-06366