

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
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This instrument was prepared by:
(Name) Pam S. Moore
(Address) P.O. Box 540
Chelsea, Al. 35043

Send Tax Notice to:
(Name) Donald W. Phillips / Jennifer J. Phillips
(Address) 4249 Beardsley Drive
Montgomery, Al. 36109

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of \$32,000.00 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
(herein referred to as grantors), do grant, bargain, sell and convey unto Donald W. Phillips / Jennifer J. Phillips

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of said 1/4 1/4 Section; thence run West along the North line of said 1/4 1/4 Section 1144.02 feet to the point of beginning; thence turn left 90 deg. and run Southerly 306.55 feet; thence turn left 88 deg. 46 min. 57 sec. and run Easterly 295.98 feet to the Westerly right of way line of Highway No. 335; thence turn left and run Northerly along said right of way line 350 feet, more less, to the North line of said 1/4 1/4 Section; thence run Westerly 380 feet, more or less, back to the point of beginning; being situated in Shelby County, Alabama. 2.38 AC, more or less.

This parcel of land is not a part of the homestead

Inst # 1996-14744

05/06/1996-14744
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50

Inst # 1996-14744

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, I have hereunto set my hand(s) and seal(s) this 5/6/96
day of MAY 6, 19 96.

WITNESS

(Seal) Ronald L. Moore (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby County } General Acknowledgment
I, Bonnie Diane O'Daniel, a Notary Public in and for said County, in said State, hereby
certify that Ronald L. Moore, whose name 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,
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of May, 19 96.
7-15-98 _____
My Commission Expires: Notary Public