

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$129,500.00)

to the undersigned grantor, DONALD PHILLIPS CONSTRUCTION CO., INC.

(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

RICHMOND M. FLOWERS, JR. and wife, DIANE D. FLOWERS

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

Lot 27, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$103,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst. # 1996-28708

08/30/1996-28708
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 34.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, and 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 29th day of August 1996.

ATTEST:

DONALD PHILLIPS CONSTRUCTION CO., INC.

By Donald Phillips
DONALD PHILLIPS President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned DONALD PHILLIPS a Notary Public in and for said County in said State, hereby certify that
whose name as President of DONALD PHILLIPS CONSTRUCTION CO., 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 the 29th day of August 1996.

Stan D. Elrod
Notary Public