

This instrument was prepared by:
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Birmingham, AL 35223

SEND TAX NOTICE TO:

Inst # 1997-07042

STATE OF ALABAMA)
COUNTY OF SHELBY)

03/06/1997-07042
01:38 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 94A 27.90

Corporation Form Dead/ITW/ROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten dollars and other good and valuable consideration **DOLLARS (\$ 10.00)** to the undersigned grantor, **James H. Estes, a married man** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **Donald Phillips Construction Co., Inc.** (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

Lot 32, according to the survey of High Chaparral, Sector B, as recorded in Map Book 16 page 69 A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

NOTE: This property is not the homestead of the grantor or his spouse as defined by the Code of Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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 a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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 ~~his authorized agent~~ James H. Estes, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 31st day of January, 1997.

gives
By James H. Estes
James H. Estes
~~NOTARY PUBLIC~~

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James H. Estes, whose name ~~has been previously recorded in the public records of this county~~ 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, ~~has been previously recorded in the public records of this county~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 1997.

[Signature]
Notary Public

My Commission Expires: 5/29/99