

This instrument was prepared by:
Bob Wheat, Vice President
Compass Bank
P.O. Box 10566
Birmingham, AL 35296

Inst # 1997-11166

STATE-OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One hundred ninety nine thousand and no/100 (\$199,000.00) in hand paid by James B. Phillips and Tracy W. Phillips (hereinafter referred to as "GRANTEES") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES the following described real estate in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of SouthPointe, Fifth Sector, as recorded in Map Book 13, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 1997.
2. Rights of redemption arising from that certain foreclosure deed recorded in instrument 1997-03086.
3. 35 foot building line, as shown by recorded Map.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 139, Page 424, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 261, Page 738, Real 298, Page 893 and Real 298, Page 930, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Agreement with Alabama Power Company recorded in Real 298, Page 930 and covenants pertaining thereto recorded in Real 298, Page 893 and Real 270, Page 79, in the Probate Office of Shelby County, Alabama.
7. Restrictions as shown by recorded Map.
8. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 25th day of March, 1997.

ATTEST:

COMPASS BANK

By: James A. Bull
Its: VICE PRESIDENT

By: Bob Wheat
Its: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking 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 above and foregoing 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 25th day of March, 1997.

William D. Bailey
Notary Public
MY COMMISSION EXPIRES MARCH 2, 1999

04/10/1997-11166
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 28.50