

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY:  
Lawrence C. Weaver  
Eyster, Key, Tubb, Weaver & Roth  
P.O. Box 1607  
Decatur, Alabama 35602

WARRANTY DEED

\$10,000.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars and other good valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Sara Jeter Phillips, an unmarried woman, by and through my attorney-in-fact, Mildred W. Phillips, an unmarried woman (hereinafter referred to as the "Grantor"), grant, bargain, sell and convey unto Richard H. Browne, an unmarried man (hereinafter referred to as the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 10, 11, and 12, Block 1, according to the survey and map of Latham's Addition to the Town of Montevallo, Alabama, as recorded in the office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

There are excepted from the warranties of this deed easements and restrictions of record, if any, and current ad valorem taxes.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of March, 1997.

Sara Jeter Phillips

BY: Mildred W. Phillips (Seal)  
In <sup>1997</sup> Mildred W. Phillips, her  
attorney-in-fact

07/08/1997-21289  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

Mike A.

STATE OF ALABAMA

COUNTY OF MORGAN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred W. Phillips, whose name as attorney-in-fact for Sara Jeter Phillips 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, she, in her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 1997.

Mildred W. Phillips  
NOTARY PUBLIC

**Grantee's Address:**

310 Vine Street  
Montevallo, AL 35115

dec96\work\phillips.dos

Inst # 1997-21289

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