

equity  
40,000.00

This instrument was prepared by:  
Shelly Moss  
Attorney at Law  
11 Oak Street  
Birmingham, Alabama 35213

Send tax notice to: DON PHILLIPS CONSTRUCTION CO., INC.  
202 Chase Drive  
Pelham, Alabama Shelby 35124

WARRANTY DEED

Inst # 1997-23489

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and 00/100 (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, H. Walker & Associates, Inc. (herein referred to as Grantors) do grant, bargain, sell and convey unto Donald Phillips Construction Co., Inc. (whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21, according tot he Survey of Royal Oaks, Sixth Sector,  
as recorded in Map Book 18, Page 117, in the Probate  
Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee, his, her or their heirs and assigns, forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), this 2 day of july, 1997.

WITNESS:

\_\_\_\_\_(Seal)

*H. Walker and Associates*  
H. Walker & Associates, Inc.  
BY: *Frances Walker*  
ITS: *Sec. - Treas.*

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

*Frank C. Galloway III*  
I, ~~Shelly Moss~~, a Notary Public in and for said County, in said State, hereby certify that *Frances Walker* as ~~Secretary-Treasurer~~ of H. Walker & Associates, Inc. whose name is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents and with full authority of the conveyance he (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of july, 1997.

*Frank C. Galloway III*  
Notary Public: ~~Shelly Moss~~ *Frank C. Galloway III*  
My Commission Expires: 1115-97

Inst # 1997-23489

07/28/1997-23489  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 48.50