

Holliman, Shockley & Kelly
(Name) 2491 Pelham Parkway
Pelham, AL 35124
(Address)

Send Tax Notice To:
Thomas Skinner
Meleisa Skinner
(Name) 1100 Eagle Drive
Maylene, AL 35114
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-One Thousand and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gary A. Philen and wife Lisa G. Philen

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Thomas Skinner and wife Meleisa Skinner

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

Lot 137, according to the survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, as recorded in Map Book 8, Page 17, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 61,900.00 of the purchase price recited above was ~~paid~~ from the proceeds of a first mortgage loan executed and recorded ~~simultaneously~~ herewith.

11/24/1997-38355
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.00

TO HAVE AND TO HOLD, to 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 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, we have hereunto set our hand(s) and seal(s), this 11th day of

November, 19 97.

(Seal)

Gary A. Philen

(Seal)

(Seal)

Lisa G. Philen

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary A. Philen and wife Lisa G. Philen, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, their, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of November, 19 97.

8-29-98
Notary Public

Inst # 1997-38355