

SEND TAX NOTICE TO: CARL R. BELLSNYDER
147 SOMMERSBY CIRCLE
PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

1997-40037
INC

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$109,900.00)

to the undersigned grantor, DONALD PHILLIPS CONSTRUCTION CO., INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

CARL R. BELLSNYDER and wife, PENNE C. BELLSNYDER

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in the County of Shelby, State of Alabama, to-wit:

Lot 24, according to the Survey of Sommersby Townhomes,
as recorded in Map Book 20, Page 112, in the Probate
Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$104,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1997-40037

12/09/1997-40037
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, DONALD PHILLIPS
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of December 19 97

ATTEST:

DONALD PHILLIPS CONSTRUCTION CO., INC.

By *Donald Phillips*
DONALD PHILLIPS President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

a Notary Public in and for said County in said

I, the undersigned DONALD PHILLIPS
State, hereby certify that
whose name as President of DONALD PHILLIPS CONSTRUCTION CO., INC.
a 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 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 the 5th day of December 19 97.

Stan S. Eubank
Notary Public