

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst # 1998-16039

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED FIFTY TWO THOUSAND DOLLARS AND 00 CENTS (US\$152,000.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Joseph E. Phillips and wife, Gloria Lynn Phillips, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto David M. Linski, an unmarried man, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 31, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.

Note: \$120,000.00 of the above purchase price is in the form of a Mortgage in favor of MortgageAmerica, inc. executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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, we have hereunto set our hands and seals on this the 30th day of April, 1998.

Joseph E. Phillips
Joseph E. Phillips
Gloria Lynn Phillips
Gloria Lynn Phillips

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Joseph E. Phillips and wife, Gloria Lynn Phillips, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 1998.

[Signature]
Notary Public

My Commission Expires: 4/23/00

Inst # 1998-16039

05/04/1998-16039
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.50