

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES G. HYCHE
145 SUNDANCE DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND FIVE HUNDRED and 00/100 (\$138,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GILES G. PHILLIPS and CYNTHIA MCCAIN PHILLIPS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES G. HYCHE, AN UNMARRIED PERSON and ASHLEY WALKER, AN UNMARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTOR 5, AS RECORDED IN MAP BOOK 17, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Restrictions appearing of record in Instrument #1993-18462 and as shown on recorded map.
3. Easement to Plantation Pipeline as recorded in Deed Book 112, page 205.
4. Right of Way to Shelby County in Deed Book 256, page 868; Deed Book 271, page 720 and Deed Book 271, page 734.
5. A 30' building line along Sundance Drive; a 15' easement along West lot line; a 10' easement along South lot line; and a 7.5' easement along North lot line; as shown on recorded map.

\$131,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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.

05/08/1998-16873
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00

And I, (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GILES G. PHILLIPS and CYNTHIA MCCAIN PHILLIPS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 1998.


GILES G. PHILLIPS



CYNTHIA MCCAIN PHILLIPS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GILES G. PHILLIPS and CYNTHIA MCCAIN PHILLIPS, HUSBAND AND WIFE, whose name(s) 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 of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

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


Notary Public

My commission expires: 7/16/98

Inst # 1998-16873

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002 MCV 18.00