

SEND TAX NOTICE TO:

(Name) Deborah W. Phillips

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1.5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Shelby COUNTY }

NINETY FIVE THOUSAND AND NO/100

DOLLARS

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

Elsie Casteel Arnett, a married woman and husband
A. W. Arnett
(herein referred to as grantors) do grant, bargain, sell and convey unto

Deborah W. Phillips and John W. Phillips II
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1998 and subsequent years, easements, restrictions rights of way and permtis of record.

\$86,792.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Elsie Casteel and Elsie Arnett are one and the same person.

Inst # 1998-24388

06/30/1998-24388
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 19.50

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.

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 have hereunto set my hand(s) and seal(s), this 26th

day of June, 19 98

WITNESS:

Elsie Casteel Arnett (Seal)
Elsie Casteel Arnett

A. W. Arnett (Seal)
A. W. Arnett

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elsie Casteel Arnett and A. W. Arnett

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A.D. 1998

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-24388

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama; being more particularly described as follows:

To reach the point of beginning, commence at the Northeast corner of Lot #7 of Hill Subdivision, as shown by map of said subdivision recorded in Map Book 3, Page 142 in the Probate Office of Shelby County, Alabama, and from said point run North 57 degrees 18 minutes 38 seconds East a distance of 74.10 feet to a point on the north right of way line of Spearman Street the point of beginning; thence turn an angle to the left and run North 00 degrees 33 minutes 46 seconds West a distance of 299.07 feet to a point; thence turn an angle to the right and run North 89 degrees 34 minutes 14 seconds East a distance of 201.57 feet to a point; thence turn an angle to the right and run South 00 degrees 25 minutes 02 seconds East a distance of 300.04 feet to a point on said north right of way line of Spearman Street; thence turn an angle to the right and run South 89 degrees 50 minutes 48 seconds West along the said north right of way line for a distance of 200.81 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE
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