

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Larry G. Phillips  
name

5028 Eagle Crest Road  
address

Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY ONE THOUSAND FIVE HUNDRED AND NO/100-----  
DOLLARS (\$291,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Eugene A. Beckmann and wife, Daryl B. Beckmann

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry G. Phillips and wife, Linda H. Phillips

(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 541, according to the Map and Survey of Eagle Point - 15th Sector, as  
recorded in Map Book 18, Page 138 in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 208,000.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

08/19/1998-32213  
10:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 92.00

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, we have hereunto set our hand(s) and seal(s), this 27th  
day of July, 19 98.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Eugene A. Beckmann (Seal)  
Eugene A. Beckmann

Daryl B. Beckmann (Seal)  
Daryl B. Beckmann

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Eugene A. Beckmann and wife, Daryl B. Beckmann  
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 27th day of July, A.D., 19 98.

Lamar Ham

Notary Public

My Comm. Expires Aug 9, 2001

Inst # 1998-32213