

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
William Ellis Sellers
Sandra Jill Phillips
4406 Club Circle
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Two Hundred Twenty-Three Thousand Five Hundred and 00/100 Dollars (\$223,500.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James A. Hasty and wife, Janice R. Hasty** (herein referred to as (grantors) do grant, bargain, sell and convey unto **William Ellis Sellers and Sandra Jill 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 89, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

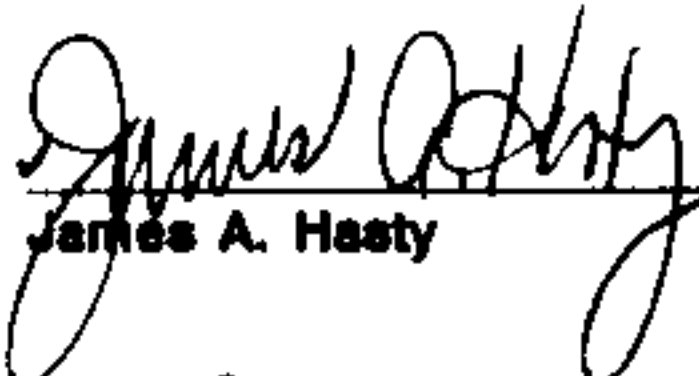
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line on front and rear, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 111, page 408, in the Probate Office of Shelby County, Alabama.
5. Restrictions and Covenants recorded in Real 290, page 842, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Declaration of Protective Covenants as recorded in Real 329, page 434, and First Amendment recorded in Real 350, page 775, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Mineral and mining rights and rights incident thereto recorded in Volume 331, page 282, in the Probate office of Shelby County, Alabama.
8. 5 foot Easement on front and easement on front and easement of undetermined width on rear, as shown by recorded Map.
9. NOTE: Map Book 14, page 114 shows the following reservation:
Sink Hole Prone Area- The subdivision shown hereon including lots and streets, lies in an area where natural line sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants, or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe and suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to line sink activity".

\$ of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

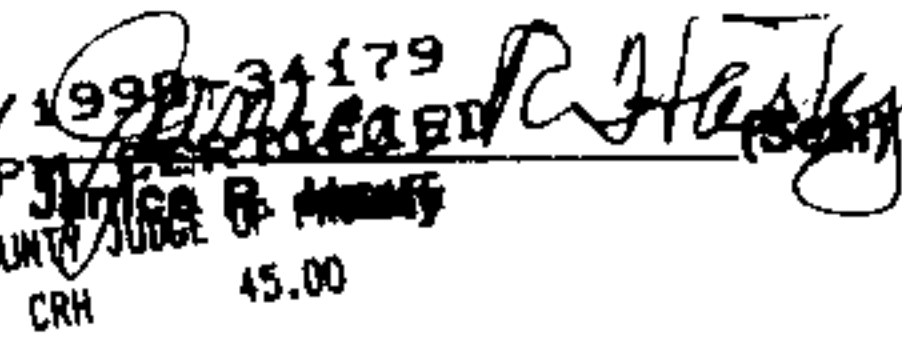
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 23 of August, 1998.

 (Seal)
James A. Hasty

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 of August, 1998.

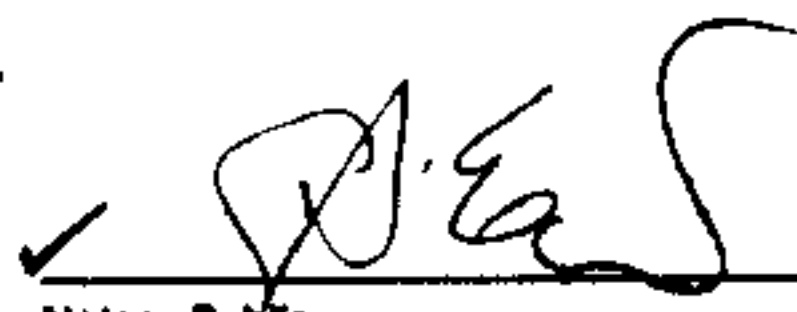
09/01/1998 34179
12:54 PM
SHELBY COUNTY JUDGE
002 CRH 45.00
 (Seal)
Janice R. Hasty

Inst # 1998-34179

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Hasty, husband of Janice R. Hasty, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 1998.

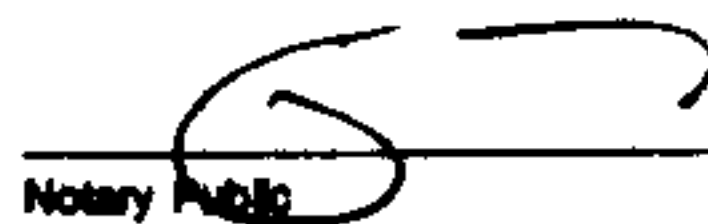


Notary Public
Affix Seal

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice R. Hasty, wife of James A. Hasty, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August, 1998.



Notary Public
Affix Seal

Inst # 1998-34179

09/01/1998-34179
12:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 45.00