

**INSTRUMENT PREPARED BY:**  
Kevin K. Hays, P.C.  
200 Canyon Park Drive  
Pelham, Alabama 35124

**SEND TAX NOTICES TO:**  
David J. Phillips  
377 Old Cahaba Trail  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

That in consideration of \$118,500.00 to the undersigned Grantor, American Homes and Land Corporation, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David J. Phillips and wife Tamara E. 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 720, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, Page 11, in the Probate Office of Shelby County, Alabama.

Property Address: 377 Old Cahaba Trail, Helena, AL 35080

Property is to become Homestead of the Grantees.

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$117,010.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of October, 19 98.

By: \_\_\_\_\_

Grantor

  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas, President of American Homes and Land Corporation, 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 as such officer and will full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of October, 19 98

  
Notary Public

Commission Expires: 12/23/00

Inst # 1998-40851

10/20/1998-40851  
11:24 AM CERTIFIED  
SHELBY COUNTY JUDGE W. WHITE  
10:00  
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