

This instrument was prepared by

✓ (Name) Martin, Rawson & Woosley, P.C.

(Address) 2204 Lakeshore Drive Suite 130 Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Thirty Three Thousand Eight Hundred Fifty Dollars and no/100 (\$233,850.00)

to the undersigned grantor, Greenhill Construction, Inc. a corporation, (herein referred to as GRANTOR), 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 Joseph R. Phelps, Sr. and Kathy D. Phelps

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County

Lot 423, according to the Survey of Forest Park, 4th Sector, 3rd Phase, as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama.

\$ 221,150.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1999-05619

02/10/1999-05619
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 20.30

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 in 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, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of February 19 99

ATTEST

Greenhill Construction, Inc.

By *Randy C. Greenhill* President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned *Randy C. Greenhill* a Notary Public in and for said County in said State, hereby certify that whose name as President of Greenhill Construction, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 9th day of February 19 99

[Signature]
Notary Public