

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly
 (Name) 2491 Pelham Parkway
 Pelham, AL 35124

(Address)

Karen F. Phillips
 (Name) 100 Royal Chase Drive
 Pelham, AL 35124

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy Thousand and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Jerry C. Hogan and wife Judy M. Hogan

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Karen F. Phillips

(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Royal Oaks, 5th Sector, as recorded in
 Map Book 15, page 93, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements,
 restrictions, reservations, rights-of-way, limitations, covenants and conditions
 of record, if any; (3) Mineral and mining rights, if any.

\$ 136,000.00 of the purchase price recited above was paid from the proceeds of a
 first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

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/we have hereunto set my/our hand(s) and seal(s), this 23rd day ofJune, 19 99.

(Seal)

Jerry C. Hogan

(Seal)

(Seal)

Judy M. Hogan

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
 certify that Jerry C. Hogan and wife Judy M. Hogan, 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,
she/he/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of June, 1999.

Notary Public