

Inst. 2000-02886

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2108 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JOHN D. BROWN
name
3133 CHESTNUT OAKS DRIVE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100-----
DOLLARS (\$165,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARY JANE K. PHILLIPS, A MARRIED PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN D. BROWN
AND ELIZABETH J. BROWN

(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 16-A RESURVEY OF LOTS 15 THROUGH 29 INCLUSIVE OF THE FAIRWAYS A RIVERCHASE
AS RECORDED IN MAP BOOK 14 PAGE 40 IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

- SUBJECT TO:
- ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.
 - EASEMENTS AND BUILDING SETBACK LINES AS SHOWN BY RECORDED MAP.
 - RESTRICTIONS OR COVENANTS RECORDED IN MISC. VOLUME 14, PAGE 536; MISC. VOLUME 17, PAGE 550; MISC. VOLUME 34, PAGE 549; REAL 218, PAGE 800 AND REAL 212, PAGE 575.
 - RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN REAL 3433, PAGE 203.
 - MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 127, PAGE 140.
 - AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 224, PAGE 182.
 - RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN REAL 224, PAGE 195.

MARY JANE K. PHILLIPS IS ONE AND THE SAME PERSON AS MARY JANE KELLY.

Continued

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 grantor 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 grantors 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, I have hereunto set my hand(s) and seal(s), this 27th day of January, 2000.

(Seal) Mary Jane K. Phillips (Seal)
MARY JANE K. PHILLIPS (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

01/28/2000-02886
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DR C/J
General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
MARY JANE K. PHILLIPS
whose name(s) 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 27th day of January, A.D. 2000

GENE W. GRAY, JR.
Notary Public

Continuation of Legal Description

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.
NOR HER SPOUSE.

\$132,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

JAL

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01/28/2000-02886
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 44.00