

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Charles P. Huckaby
Harriette H. Huckaby
244 Linwood Road
Sterrett, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Five Thousand Dollars and No/100's-----(\$275,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **JOSEPH R. PHELPS SR. AND KATHY D. PHELPS, HUSBAND AND WIFE**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Charles P. Huckaby and Harriette H. Huckaby (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, ALABAMA:

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.

Subject to:
Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines, and limitations of record.
\$237,000.00 of the purchase price recited above was paid from 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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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; and that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 21 day of NOVEMBER, 2000.

Joseph R. Phelps Sr.
JOSEPH R. PHELPS SR
Kathy D. Phelps
KATHY D. PHELPS

STATE OF Georgia }
Cobb COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JOSEPH R. PHELPS SR.**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of NOVEMBER, 2000.

Notary Public John Rupp

My Commission Expires: Notary Public, Cobb County, Georgia AFFIX SEAL
My Commission Expires January 23, 2002

Inst # 2001-05566

02/16/2001-05566
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 52.30

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Georgia }

Cobb COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **KATHY D. PHELPS**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of November, 2000.

[Signature]
Notary Public

My Commission Expires: Notary Public, Cobb County, Georgia
My Commission Expires January 23, 2002

AFFIX SEAL

AFTER RECORDING RETURN TO:

Inst # 2001-05566

02/16/2001-05566
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 52.00