

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223
STATE OF ALABAMA

COUNTY OF SHELBY

Send Tax Notice To:
Angela Gravite Tyler and Richard Lee Tyler, II
425 Oak Tree Drive
Chelsea, AL 35043

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thousand Three Hundred Thirty-Four and 00/100 (\$100,334.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jimmy E. Phillips**, an unmarried man, **James Douglas Phillips** and wife, **Carla Phillips** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Angela Gravite Tyler and Richard Lee Tyler, II**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, and run thence South along the West line of said 1/4-1/4 Section distance of 660 feet to the point of beginning of the parcel herein described; thence proceed East parallel with the North line of said 1/4-1/4 Section a distance of 330 feet; thence run South, parallel with the West line of said 1/4-1/4 Section a distance of 132 feet; thence run West, parallel with the North line of said 1/4-1/4 Section a distance of 330 feet to a point on the West line of said 1/4-1/4 Section; thence run North along the West line of said 1/4-1/4 Section a distance of 132 feet to the point of beginning. Also, an easement to provide ingress to and from the above described parcel over and along the West 20 feet of said 1/4-1/4 Section, the easement hereby granted to connect with an existing access road.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

\$99,520.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20th day of November, 2001.



Jimmy E. Phillips


James Douglas Phillips



Carla Phillips

STATE OF ALABAMA)
:)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jimmy E. Phillips, James Douglas Phillips and Carla Phillips, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of November, 2001.



NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2001-52325

12/03/2001-52325
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00