

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Wesley S. Wooten and Kristie D. Wooten
1234 David Drive
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Barbara L. Phillips f/k/a Barbara St. Cyr and David W. Phillips, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wesley S. Wooten and Kristie D. Wooten** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$104,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, 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 created is severed or terminated during the joint lives of the grantees herein) in the event one grantee 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 grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or 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 31st day of May, 2002.

Witness

Witness

Barbara L. Phillips (Seal)
Barbara L. Phillips f/k/a Barbara St. Cyr

David W. Phillips (Seal)
David W. Phillips

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Barbara L. Phillips f/k/a Barbara St. Cyr and David W. Phillips, wife and husband**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2002.

Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Part of Lot 17, Block One of Brookfield, Second Sector as recorded in Map Book Six, Page 16 in the Office of the Judge of Probate, Shelby County, Alabama; described as follows:

Begin at the Southwest corner of said Lot 17 (Northeast corner Lot 18); thence run Northwest along the common line of Lots 17 and 18 a distance of 135.1 feet to a point .3 feet Northwest of a chain link fence corner; thence turn right 95 degrees 29 minutes 39 seconds and run Northeast a distance of 115.28 feet to a point .3 feet Northwest of a chain link fence corner on the Northeast line of Lot 17; thence turn right 103 degrees 32 minutes 21 seconds and run Southeast 143.3 feet along the common line of Lots 17 and 16 to the Southeast corner of Lot 17 said point being on the right-of-way of David Drive, on a counter-clockwise curve having a Delta angle of 19 degrees 02 minutes and a Radius of 208.68 feet; thence run Southwest 69.29 feet along the arc of said right-of-way curve to the point of beginning.