This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357

Send Tax Notice:
Jason Newell
480 Crestview Circle
Montevallo, AL 35115

20050506000216900 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/06/2005 08:34:32AM FILED/CERT

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty-One Thousand and 00/100 Dollars (\$131,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian C. Phillips and wife, Jennifer L. Phillips, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Jason Newell, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 6, according the Survey of Arden Subdivision, as recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF ALETHES, LLC, IN THE SUM OF \$131,000.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 29th day of <u>April</u>, 2005.

<u>GRANTORS</u>

Brian C. Phillips (L.S.

Jennifer L. Phillips

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STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted names, *Brian C. Phillips and Jennifer L. Phillips*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of April,

2005.

NOTARY PUBLIC

My Commission Expires: 1