20050909000468260 1/1 $95.00
Shelby Cnty Judge of Probate,AL
09/09/2005 12:53:39PM FILED/CERT

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

Send Tax Notice To:
Joel W. Philhours and Jan M. Philhours
1021 Parkmont Way
Chelsea, Alabama 35043

STATE OF ALABAMA)
: **STATUTORY JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ninety Thousand and 00/100 ($390,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David Acton Building Corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Joel W. Philhours and Jan M. Philhours,** (hereinafter referred to as GRANTEES), 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:

Lot I-98, according to the Map and Survey of Chelsea Park, First Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

$306,000.00 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 GRANTEES, 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **6th** day of **September, 2005.**

David Acton Building Corporation

WilliamD. Acton, President

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

Shelby County, AL 09/09/2005
State of Alabama

Deed Tax:$84.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that WilliamD. Acton, whose name as President of David Acton Building Corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

CLAYTON T. SWEENEY NOTARY PUBLIC