



20050916000482630 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/16/2005 02:15:12PM FILED/CERT

Send tax notice to:

Anthony J. Wilson
145 Southern Hills Circle
Calera, AL 35040

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BHM 0505552

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Four Thousand Eight Hundred and 00/100 Dollars (\$154,800.00) in hand paid to the undersigned Michelle L. Phillips fka Michelle L. Cook and her husband Donny E. Phillips, (hereinafter referred to as Grantors") by Anthony J. Wilson and Kelly S. Wilson, husband and wife, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Southern Hills, Sector 4, as recorded in Map Book 15, Page 72, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$154,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Rah...

IN WITNESS WHEREOF, Grantor(s) Michelle L. Phillips and Donny E. Phillips hereunto set their signature(s) and seal(s) on June 13, 2005.

Michelle L. Phillips fka Michelle L. Cook
Michelle L. Phillips fka Michelle L.
Cook
Donny E. Phillips
Donny E. Phillips

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle L. Phillips, fka and Donny E. Phillips, Michelle L. Cook, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of June, 2005.

(NOTARIAL SEAL)

Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06