20060201000053200 1/2 $86.50
Shelby Cnty Judge of Probate, AL
02/01/2006 02:58:18PM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

That, in consideration of **$137,120.00** to the undersigned Grantor, **C&C Construction, LLC, an Alabama Limited Liability Company, and Donald E. Lowery, married but not joined by spouse**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Quenton B. Phillips and Carol A. Phillips** (herein referred to as "Grantees") as joint tenants with rights of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 55, ACCORDING TO THE MAP AND SURVEY OF IRONWOOD, AS RECORDED IN MAP BOOK 32, PAGE 88, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Address of the Property: 226 Ironwood Circle
Alabaster, Alabama 35007

Subject property does not constitute the homestead of either Grantor named herein.

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$64,700.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to 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, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the **31st** day of **January, 2006.**

By: Kenneth D. Cost
C&C Construction, LLC, Grantor
Kenneth E. Cost, its Authorized Member

Donald E. Lowery
Donald E. Lowery, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenneth E. Cost, Authorized Member of C&C Construction, LLC, an Alabama Limited Liability Company**, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st** day of **January, 2006.**

Notary Public

Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20060201000053200 2/2 $86.50
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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Donald E. Lowery,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31st** day of **January, 2006.**

Notary Public

Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Nov 13, 2008**
BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By;
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Quenton B. Phillips & Carol A. Phillips
226 Ironwood Circle
Alabaster, AL 35007

Shelby County, AL 02/01/2006
State of Alabama

Deed Tax:$72.50