

SEND TAX NOTICE TO:
John Callahan and Melissa
Callahan
57 Winterhaven Drive
Alabaster, Alabama 35007

This instrument was prepared by: Shannon E. Price, Esq. P. O. Box 19144 Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand dollars & no cents (\$169,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, Charles B. Phillips and wife, Stacy Phillips(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto John Callahan and Melissa Callahan, Husband and Wife(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 122, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR 5, PHASE 2, AS RECORDED IN MAP BOOK 21 PAGE 105 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$ 169,000.00 of the purchase price is being paid by the proceeds of a first and second mortgage loan executed and recorded simultaneously herewith.

Subject to:

- 1.Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 105.
- 2.Pipeline Permit to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 448 and Deed Book 90, Page 330.
- 3.Easement granted to Alabaster Water and Gas Board as recorded in Deed Book 378, Page 391, Public Records of Shelby County, Alabama.
- 4. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-2229, Instrument 1996-2231 and Instrument 1997-15419 in the Probate Office of Shelby County, Alabama.
 - 5. Agreement in favor of Storm Water Run-Off Control as recorded in Instrument 1997-04855.
- 6.Easement granted to Alabama Power Company as recorded in Instrument 1997-19425, Public Records of Shelby County, Alabama.
 - 7. Right of way to Plantation Pipeline as recorded in Deed Book 212, Page 635

TO HAVE AND TO HOLD Unto the said GRANTEES 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 hereby 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, GRAN'	TOR(S) have hereunto	set my (our) hand(s) and seal(s), this February 23, 2006
	(Seal)	Mulus tus (Seal)
	(Seal)	Charles B/Phillips Med Millips (Seal) Stacy Phillips
STATE OF ALABAMA JEFFERSON COUNTY		20060302000100140 2/2 \$15.00 Shalby Caty Judge of Probate Ol

General Acknowledgment

03/02/2006 03:44:27PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles B. Phillips and wife, Stacy Phillips, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2006.

Notary Public.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE (Seal) MY COMMISSION EXPIRES: OCT 21, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS