20060307000106450 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/07/2006 12:17:10PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Michael Newell Carol Newell 306 Carriage Lane Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred sixty-three thousand and 00/100 (\$263,000.00) Dollars [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Lera Jeanette Phillips, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Newell and Carol Newell (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW ¼ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows: Begin at the Southwest corner of Lot 44 of Camp Branch Estates, Second Addition recorded in Map Book 11, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, thence run Northeast along the Southeast line of said Lot 297.22 feet, thence turn right 28 deg. 49 min. 04 sec. and run Northeast along said Lot line 279.24 feet, thence turn left 54 deg. 00 min. 07 sec. and run Northeast along said Lot line 40.38 feet to a point on a cul-de-sac on Carriage Lane, said counter-clockwise curve having a Delta angle of 57 deg. 15 min. 56 sec. and a radius of 55.00 feet, thence turn 190 deg. 00 min. 00 sec. to tangent and run along the arc of said cul-de-sac 54.99 feet, thence turn right 90 deg. 00 min. 00 sec. from tangent and run Southeast 96.42 feet to the point of a clockwise curve having a delta angle of 98 deg. 24 min. 31 sec. and a radius of 64.73 feet, thence run along the arc of said curve 111.18 feet to the point of tangent, thence continue tangent to said curve 566.47 feet, thence turn right 88 deg. 22 min. 03 sec. and run Northwest 300.49 feet to the point of beginning.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this March 1, 2006.

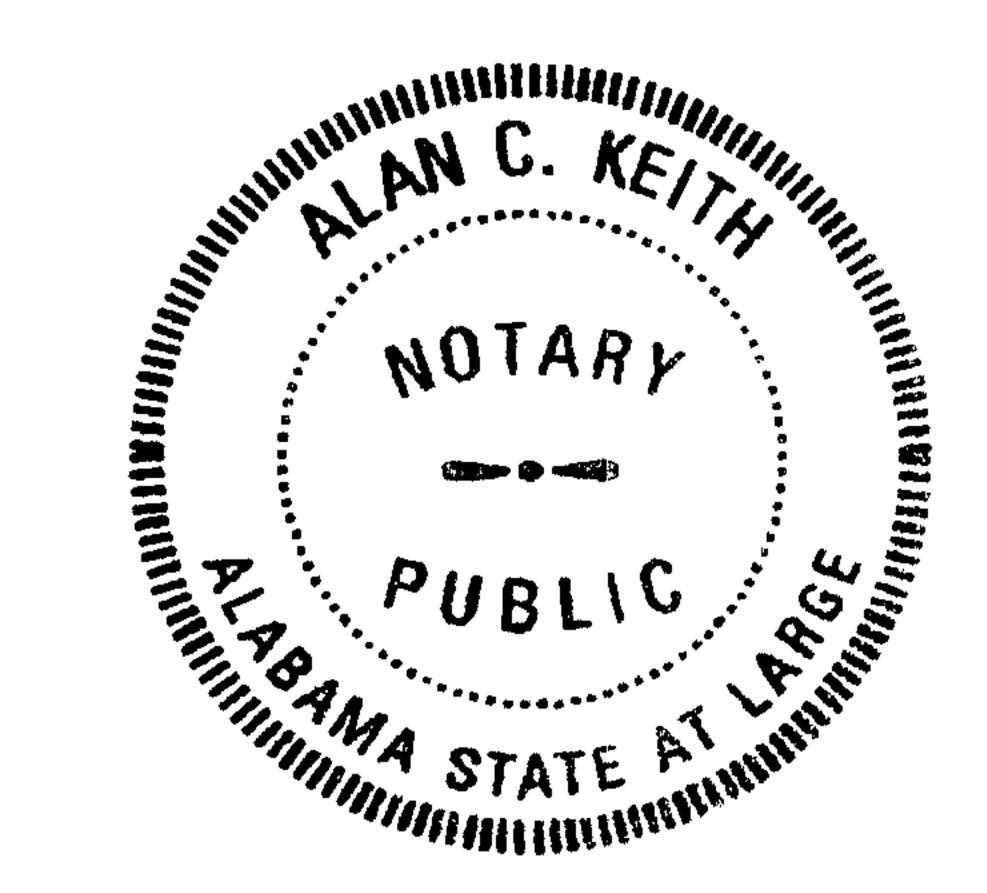
WITNESS:	
(SEAL)	De Dente Richer Lera Jean ette Phillips

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lera Jeanette Phillips, a single woman, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on March 1, 2006.

My commission expires: 4-6-08



VOTARY PUBLIC