



20060609000274880 1/1 \$18.00
Shelby Cnty Judge of Probate, AL
06/09/2006 02:06:19PM FILED/CERT

SEND TAX NOTICE TO: JEFFREY L. PHILLIPS
313 REACH COURT
BIRMINGHAM, AL. 35242

Shelby County, AL 06/09/2006
State of Alabama

Deed Tax: \$7.00

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$156,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **JOY D. DALY, A MARRIED WOMAN**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JEFFREY L. PHILLIPS, AN UNMARRIED MAN, and BY ELIZABETH ELLIS, AIF**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 49, ACCORDING TO THE AMENDED PLAT OF THE FINAL RECORDED PLAT OF NARROWS REACH, AS RECORDED IN MAP BOOK 27, PAGE 11A & 11B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH A NONEXCLUSIVE EASEMENT TO THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED AS INSTRUMENT 2000/9755, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATIONS") \$149,675.00 of the purchase price received above was paid from a first and second purchase money mortgage loans closed simultaneously herewith.

The above property is not the homestead of the grantor nor her spouse.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of June, 2006.

WITNESS:

Joy D. Daly (L.S.)
JOY D. DALY

_____(L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that JOY D. DALY, A MARRIED WOMAN, whose name(s) are signed to the foregoing conveyance, and who are known to me 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 official seal this 2nd day of June, 2006.

Notary Public

My commission expires:

DAVID S. SNODDY

MY COMMISSION EXPIRES 6/18/06

Prepared by

CHRISTOPHER P. MOSELEY

✓ MOSELEY & ASSOCIATES, P.C.

2871 ACTON ROAD, SUITE 101

BIRMINGHAM, AL 35243