
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

JOHN FARMER
108 BRAXTON WAY
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$197,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOSEPH E. PHILLIPS and DEANNA D. PHILLIPS, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JOHN FARMER and KATHY FARMER, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 99 ACCORDING TO THE MAP AND SURVEY OF STRATFORD PLACE PHASE I FINAL PLAT AS RECORDED IN MAP BOOK 11 PAGE 124 AND CORRECTED MAP RECORDED IN MAP BOOK 12 PAGE 38 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. RESTRICTIONS APPEARING OF RECORD IN REAL VOLUME 186 PAGE 194, AMENDED IN REAL VOLUME 192 PAGE 348 AND REAL VOLUME 246 PAGE 513 AND INSTRUMENT 20040813000454500.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 101 PAGE 551 AND REAL VOLUME 127 PAGE 63.
4. RIGHT OF WAY GRANTED TO CITY OF PELHAM AS RECORDED IN REAL VOLUME 111 PAGE 673.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 6 PAGE 22.
6. AGREEMENT WITH ALABAMA POWER COMPANY FRO UNDERGROUND RESIDENTIAL DISTRIBUTION AS SHOWN BY INSTRUMENT RECORDED IN REAL VOLUME 184 PAGE 515.
7. TERMS AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 181 PAGE 68.
8. COVENANT RELEASING PREDECESSOR IN TITLE FROM SINKHOLES LIMESTONE FORMATIONS SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE

CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR
OR CAUSE DAMAGES OT SUBJECT PROPERTY AS SHOWN BY
INSTRUMENT RECORDED IN REAL VOLUME 172 PAGE 412.

9. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.

\$197,500.00 of the consideration herein was derived from a mortgage closed
simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JOSEPH E. PHILLIPS and
DEANNA D. PHILLIPS, HUSBAND AND WIFE**, have hereunto set his, her or their
signature(s) and seal(s), this the 30th day of May, 2007.

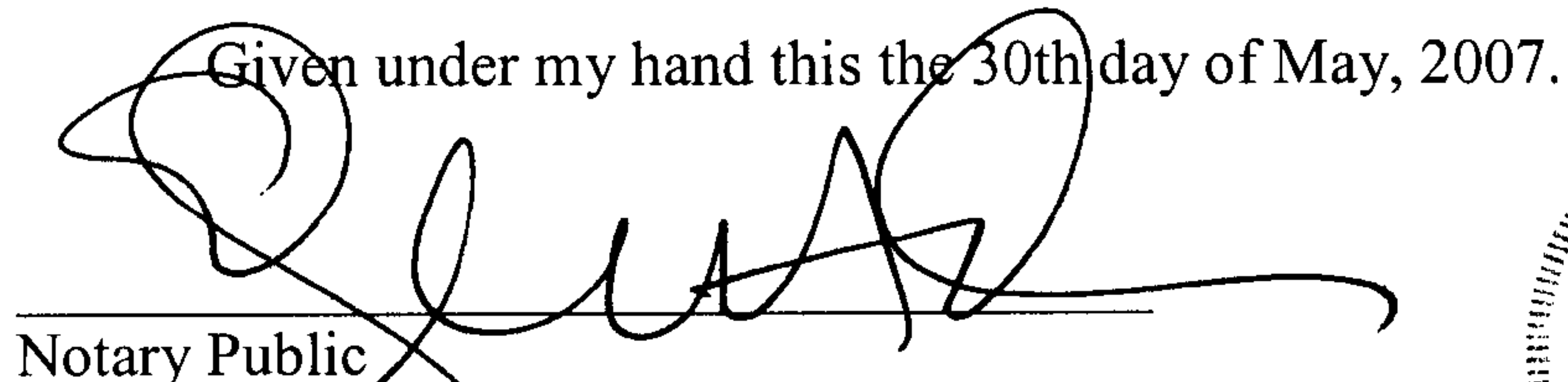

JOSEPH E. PHILLIPS


DEANNA D. PHILLIPS

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that **JOSEPH E. PHILLIPS and DEANNA D. PHILLIPS, HUSBAND AND WIFE**, whose
name(s) is (are) 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,
she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of May, 2007.

Notary Public

My commission expires: 9.27.09

