

This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To: John L. Phillips & Lori E. Phillips
6 Chelsea Village Lane
Chelsea, AL 35043

STATUTORY WARRANTY DEED

20080122000026530 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/22/2008 10:31:31AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Forty Thousand dollars and Zero cents (\$40,000.00) to the undersigned grantor, Forest Parks, LLC An Alabama Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto John L. Phillips and Lori E. Phillips (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 468 of Forest Parks, 4th Sector 1st Phase, as recorded in Map Book 23, at Page 111 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2008, and subsequent years, which are not yet due and payable.
2. Right of Way to Shelby County, recorded in Volume 228, Page 341 and Volume 228, Page 339.
3. Oil, gas and mineral lease recorded in Volume 322, Page 986; Real 50, Page 716; Real 50, Page 712; Real 50, Page 720; Real 50, Page 724; Real 50, Page 965; Real 50, Page 969; Real 50, Page 977; Real 50, Page 973.
4. Easement for Alabama Power Company recorded in Volume 236, Page 829.
5. Right of way to Alabama Power Company recorded in Volume 139, Page 127; Volume 236, Page 829; Volume 133, Page 210; Volume 31, Page 255; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323; Volume 236, Page 829; Volume 124, Page 519; Volume 126, Page 191; Volume 139, Page 127 and Volume 236, Page 829.
6. Mineral and mining rights recorded in Volume 53, Page 262.
7. Agreement in Volume 334, Page 585.
8. Rights outstanding under those certain easement agreements conveyed to Shelby County in Inst. #193-3962.
9. Easement for Road right of way and ingress/egress in Volume 287, Page 888.
10. Covenants and Restrictions in Inst. #1998-06213 and Map Book 23, Page 111.
11. Restrictions to Shelby County Health Department in #1998-23896.
12. Less and except any part of subject property lying within a public right of way.

All of the consideration herein was derived from a mortgage loan closed simultaneously herein.

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.

IN WITNESS WHEREOF, the said GRANTOR, Forest Parks, LLC, by its Member, Johnny Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December, 2007.

ATTEST:

Forest Parks, LLC

By:

Johnny Davis, Member

STATE OF ALABAMA

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COUNTY OF JEFFERSON

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Johnny Davis whose name as Member of Forest Parks, LLC, an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of December, 2007.

My Commission Expires: ~~1/20/2008~~

1/28/2008

Stuart J. Garner, Notary Public

