

Send Tax Notice:  
George C. Heinemann  
1034 Highland Park Place  
Birmingham, Alabama 35242

This instrument prepared by:  
Joseph C. Kreps  
Kreps Law Firm, LLC  
502 Montgomery Highway  
Suite 202  
Birmingham, AL 35216

File No.: 08-1000

STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy-Nine Thousand Five Hundred and 00/100 (\$379,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Jerry D. Phillips, II and Brandy Phillips, Husband and Wife**, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **George C. Heinemann and Lori R. Heinemann**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 2027, according to the Map of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument # 1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 20th Sector, recorded as Instrument No. 20020716000332750 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

SUBJECT TO:


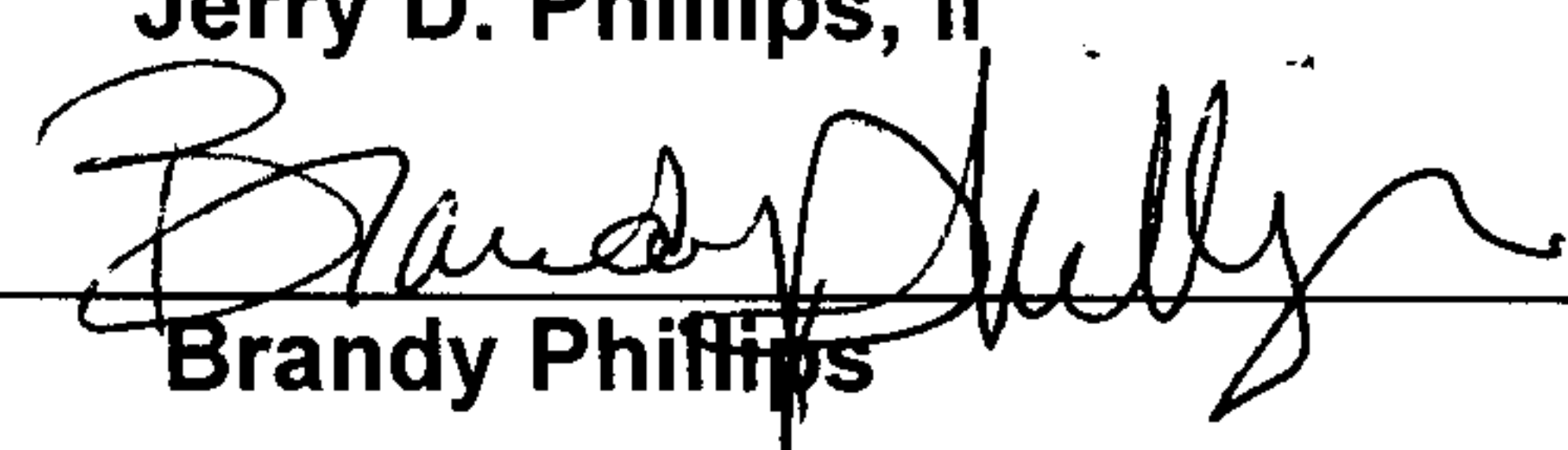
1. Ad valorem taxes due and payable October 1, 2008.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

(\$215,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19th day of March, 2008.

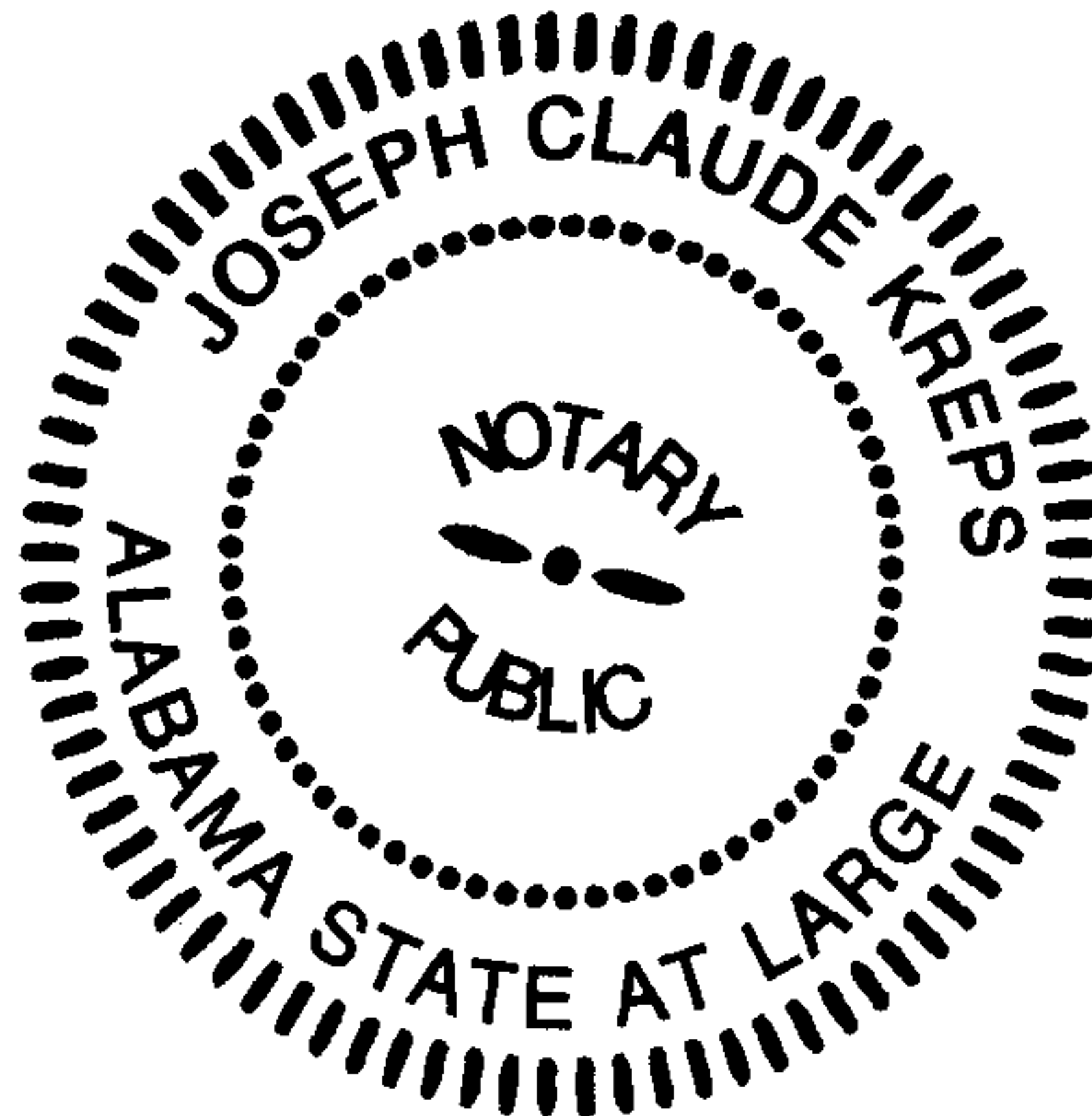
  
\_\_\_\_\_  
Jerry D. Phillips, II  
  
\_\_\_\_\_  
Brandy Phillips

STATE OF ALABAMA     )  
                                  :  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jerry D. Phillips, II and Brandy 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 Instrument signed his/her name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of March, 2008.

  
\_\_\_\_\_  
NOTARY PUBLIC JOSEPH C. KREPS  
My Commission Expires: 3/6/11



Shelby County, AL 04/01/2008  
State of Alabama  
Deed Tax: \$164.50