

This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:

James O. Phillips
411 19th Street
Calera, AL 35040

GENERAL WARRANTY DEED

20080711000282130 1/1 \$27.00
Shelby Cnty Judge of Probate, AL
07/11/2008 03:03:49PM FILED/CERT

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifteen Thousand dollars and Zero cents (\$15,000.00)to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Carl Everett Prichard, as Personal Representative of the Estate of Erma Ruth Prichard (a/k/a Erma W. Prichard), deceased** , (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **James O. Phillips** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 7 and 8, Block 75, according to J.H. Dunston's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby Co unty, Alabama.

Source of Title: Instrument #1993-39742

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Carl Prichard, a Grantee upon the face of the above-referenced Source of Title predeceased Erma Ruth Prichard (a/k/a Erma W. Prichard), he having died on or about the April 22, 2004.

This Deed is executed by authority of the Probate Court, Shelby County, Alabama, under the Last Will and Testament of Erma Ruth Prichard, by the above referenced Personal Representative of the Estate of Erma Ruth Prichard, Case Number: PR -2008-000281.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **18th day of June, 2008**

Estate of Erma Ruth Prichard, deceased
Carl Everett Prichard, P.R.
By: **Carl Everett Prichard**
Its: **Personal Representative**

Shelby County, AL 07/11/2008
State of Alabama

Deed Tax: \$15.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl Everett Prichard, as Personal Representative of the Estate of Erma Ruth Prichard, deceased**, 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/they executed the same voluntarily and as the act of said Estate on the day the same bears date.

Given under my hand and official seal on **18th day of June, 2008**.
Sandy F. Johnson
Notary Public
Commission Expires:
FILE NO: 281712

