

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

WARRANTY DEED

5,000 J.P.

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Raymond W. Phillips and wife, Joyce W. Phillips, (herein referred to as Grantor), grant, bargain, sell and convey unto Bradley Raymond Phillips (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**BEG SW COR SEC 35 N221.9 TO S ROW CO RD44 SE ALG ROW 80 S173 TO S
LN SEC 35 W ALG SEC LN 71.5 TO POB.**

Grantors herein reserve a Life Estate in and to the above described property.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2008. Send tax notices for this property to: Raymond W. Phillips
17886 Hwy 42
Shelby, Al. 35143
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOFM I have hereunto set my hand and seal this 13th day of August, 2008.

Raymond W. Phillips

Raymond W. Phillips

Joyce W. Phillips

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Raymond W. Phillips and wife, Joyce W. Phillips, whose names 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 and official seal this 13th day of August, 2008.



20080815000328220 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
08/15/2008 08:19:17AM FILED/CERT

Pamela Gable
Notary Public
My Commission Expires: 02/12/2011