20080918000371550 1/1 $106.00
Shelby Cnty Judge of Probate,AL
09/18/2008 03:18:24PM FILED/CERT

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Matthew S. Phelps
5125 Meadowbrook Road
Birmingham, AL 35242

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)
)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seventy Thousand and no/100---------- ($370,000.00) Dollars

to the undersigned grantor, Bryant Bank, a corporation,

(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 Matthew S. Phelps and Sandy E. Phelps

(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 3, according to the Survey of Meadow Brook 10th Sector, as recorded in Map Book 11, Page 27, in the Probate Office of SHELBY County, ALABAMA.

Subject to current taxes, easements and restrictions of record.
Subject to all outstanding rights of Redemeption by virtue of Foreclosure dated 7-16-08

$ 275,000.00 of the purchase price recited aobve was paid from a mortgage loan closed simultaneously herewith.

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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of September, 2008.

ATTEST:

Bryant Bank

By: Kyle Hudlow

It's: Assistant Vice-President

Shelby County, AL 09/18/2008
State of Alabama

Deed Tax:$95.00

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

Corporate Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyle Hudlow whose name as Assistant Vice-President of Bryant Bank, a corporation, 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/she 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 12th day of September, 2008.

William H. Halbrooks, Notary Public

My Commission Expires: 4/21/12