

This instrument was prepared by: Send Tax Notice To: 09/18/2008 03:18:24PM FILED/CERT William H. Halbrooks, Attorney Matthew S. Phelps 5125 Meadowbrook Road #1 Independence Plaza - Suite 704 Birmingham, AL 35209 Birmingham, AL 35242 Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, COUNTY OF Shelby Three Hundred Seventy Thousand and no/100-----That in consideration of (\$370,000.00) Dollars Bryant Bank to the undersigned grantor, , 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 Shelby. right of reversion, the following described real estate, situated in 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. Bryant Bank ATTEST: Shelby County, AL 09/18/2008 State of Alabama Deed Tax: \$95.00 It's: Assistant Vice-President STATE OF ALABAMA Corporate Acknowledgment COUNTY OF Jefferson I, the undersigned, a Notary Public in and for said County in said State, hereby certify Kyle Hudlow Assistant Vice-President whose name as that Bryant Bank , a corporation. of

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

is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this

William H. Halbrooks, Notary Public.

My Commission Expires: 4/21/12