

**This instrument prepared by:**

Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**


Jeffery Phillips  
Allison Browning  
404 Lane Park Trail  
Maylene, Alabama 35114

**\*\*MINIMUM VALUE: \$10,000.00\*\***

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

  
20081118000442570 1/1 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/18/2008 08:23:23AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **One Dollar and Other Good and Valuable Consideration ( \$1.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Jeffery Phillips and wife, Allison M. Phillips, formerly known as Allison Browning** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Jeffery Phillips and Allison M. Phillips as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


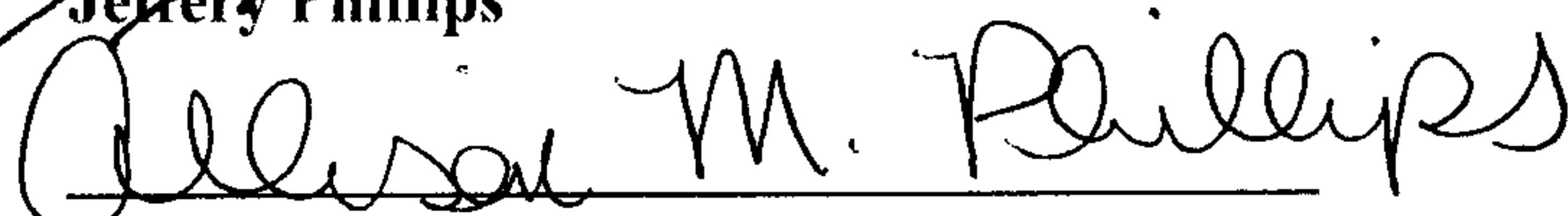
Lot 529, according to the Survey of Grand View Estates, Givianpour Addition to Alabaster, 5<sup>th</sup>  
Addition as recorded in Map Book 21, Page 133, Shelby County, Alabama.

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.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

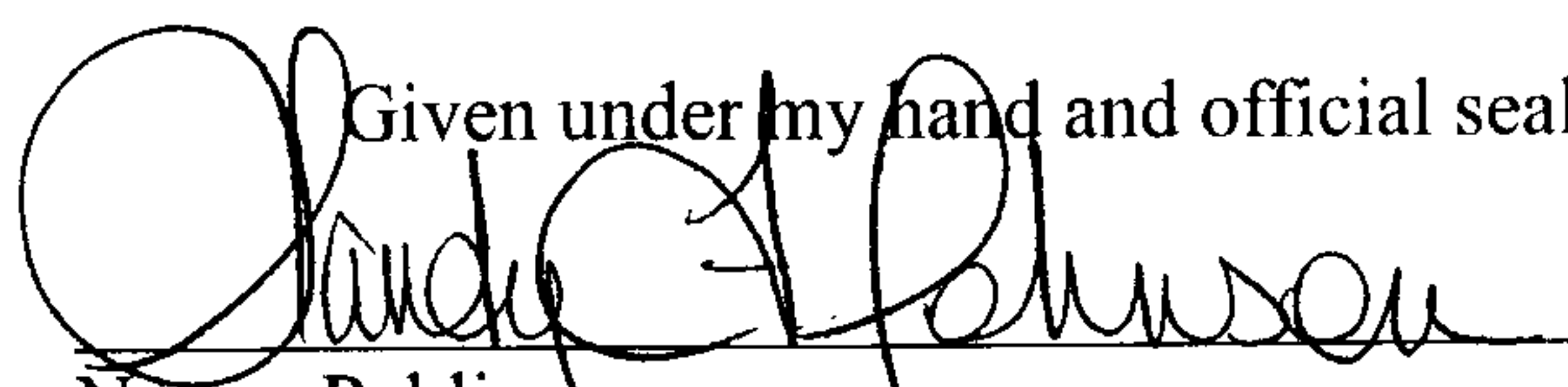
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **11<sup>th</sup> day of November, 2008**.

  
Jeffery Phillips  
  
Allison M. Phillips

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffery Phillips and Allison M. Phillips** 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 on the day the same bears date.

Given under my hand and official seal on **11<sup>th</sup> day of November, 2008**.  
  
Notary Public  
Commission Expires:



FILE NO: 282945

Shelby County, AL 11/18/2008  
State of Alabama

Deed Tax: \$10.00