

Return To:
DAVID LEE Phelps
1056 7th Ave S.W.
ALABASTER, AL 35007

TITLE NOT EXAMINED
ATTORNEY DID NOT DO CLOSING
LEGAL DESCRIPTION FURNISHED BY GRANTORS

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS JTWS



20100625000203290 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/25/2010 02:14:54 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

PATRICIA PHELPS, A SINGLE WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID LEE PHELPS AND PATRICK JAMES PHELPS

(herein referred to as Grantee) the following described real estate, to wit:

LOT #18 IN BLOCK 2 OF FIRST ADDITION TO FALL ACRES SUBDIVISION IN MAP
BOOK 4, PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA,
SITUATED IN AND BEING A PART OF THE S 1/2 OF SW 1/4 OF THE NW 1/4 OF
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and Rights of Way of Record.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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 GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of
all persons.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
22nd day of JANUARY, 2010.

WITNESS:

Patricia Phelps
Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICIA PHELPS whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 this 22nd day of JANUARY A.D. 2010.

Kay Barber

NOTARY PUBLIC 12-6-11