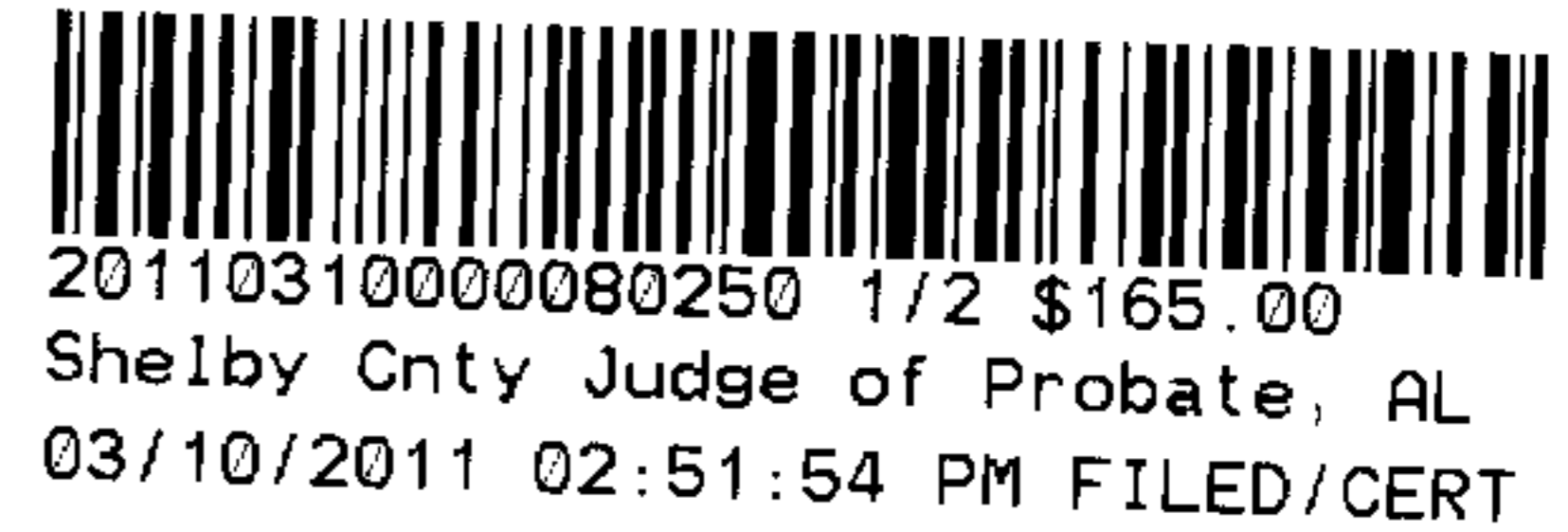


1501

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WITHOUT TITLE OPINION



This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

1 PERIMETER PARK SOUTH, 325 N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:

ROBERT C. PHINNEY
VICTORIA L. PHINNEY
(Name)

1001 GRANDE VIEW PASS
MAYLENE, AL 35114

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND DOLLARS (\$1,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/We, CHARLES LEROY PHINNEY, AN UNMARRIED MAN (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto ROBERT C. PHINNEY AND VICTORIA L. PHINNEY (herein referred to as Grantee(s)), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1501 ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 15TH ADDITION AS RECORDED IN MAP BOOK 32, PAGE 126, SHELBY COUNTY, ALABAMA RECORDS.

CHARLES LEROY PHINNEY, MAINTAINING AND RESERVING A LIFE ESTATE FOR THE REMAINDER OF HIS NATURAL LIFE.


TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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

**WARRANTY DEED
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the grantees herein shall take as tenants in common. And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, MARCH 8, 2011

Charles Leroy Phinney (Seal)
CHARLES LEROY PHINNEY


20110310000080250 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
03/10/2011 02:51:54 PM FILED/CERT

_____(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

Shelby County, AL 03/10/2011
State of Alabama
Deed Tax: \$150.00

General Acknowledgment

I, KRISTI M. GREEN, a Notary Public in and for said County in said State, hereby certify that CHARLES LEROY PHINNEY, AN UNMARRIED MAN 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 MARCH 8, 2011.

Kristi M. Green
Notary Public

My Commission Expires

8/11/2014

