


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

Send Tax Notice To:
Thomas L. Rayam
326 Timber Ridge Trail
Alabaster, AL 35007


20110829000255170 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
08/29/2011 02:24:09 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Twenty-eight Thousand, Five Hundred and no/100-----
(\$228,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Charles Phillips and Stacy Phillips, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Thomas Leon Rayam and Elaine Smith Rayam

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

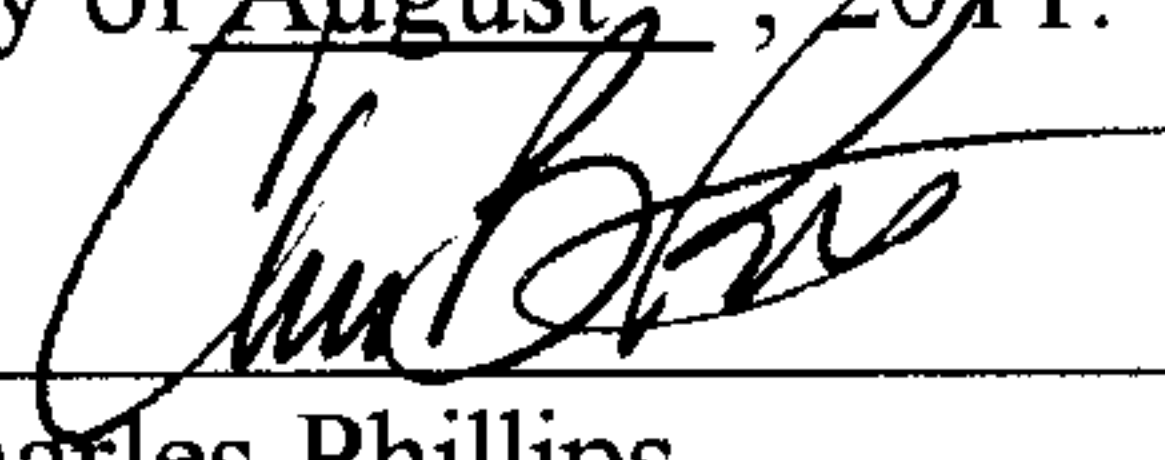
Lot 209, according to the Survey of Forest Ridge, Phase 2, as recorded in Map Book 32,
Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.
Subject to current taxes, easements and restrictions of record.

\$ 228,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 22nd
day of August, 2011.



Charles Phillips (Seal)



Stacy Phillips (Seal)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charles Phillips and Stacy Phillips, whose name(s) 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 22nd day of August, A.D., 2011.

My Commission Expires: 4/21/12



Notary Public: William H. Halbrooks

