


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

Send Tax Notice To:
Charles Phillips
114 Big Oak Drive
Maylene, AL 35114


20110829000255260 1/2 \$237.00
Shelby Cnty Judge of Probate, AL
08/29/2011 02:24:18 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 Three Hundred Ten Thousand, and no/100-----
(\$310,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Eddie T. Bostic and April L. Bostic, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Charles Phillips and Stacy Phillips

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

See attached Exhibit "A" legal description of the property which is incorporated herein for
all purposes.

Subject to current taxes, easements and restrictions of record.

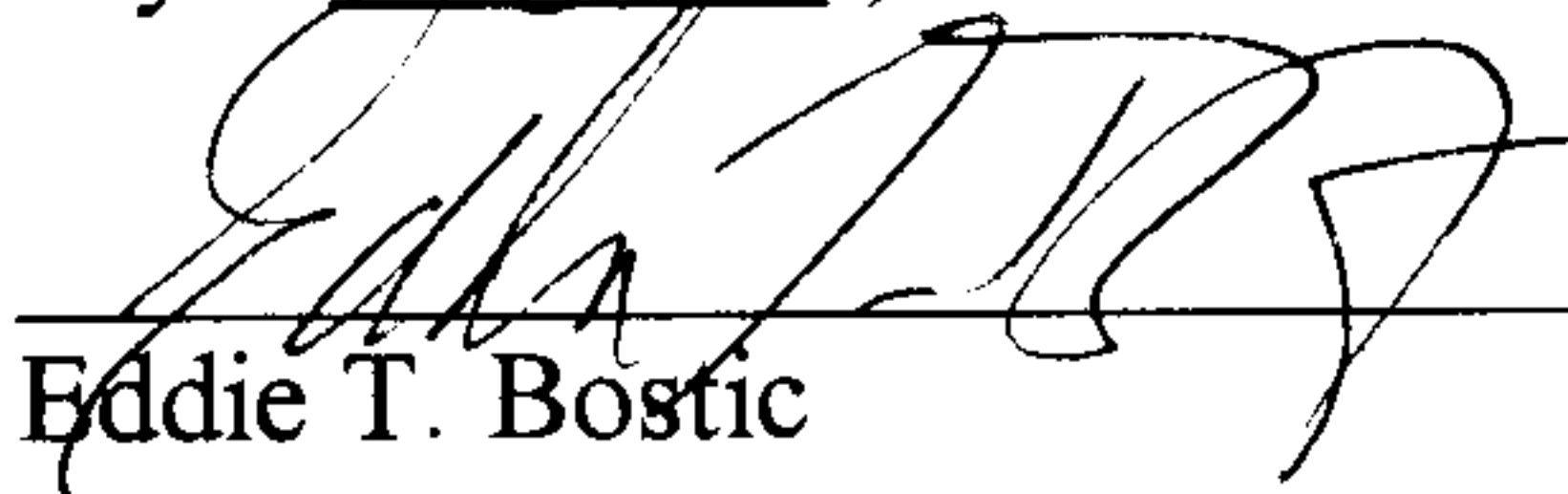
\$ 88,218.84 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

Shelby County, AL 08/29/2011
State of Alabama
Deed Tax: \$222.00

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.

 (Seal)
Eddie T. Bostic

 (Seal)
April L. Bostic

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

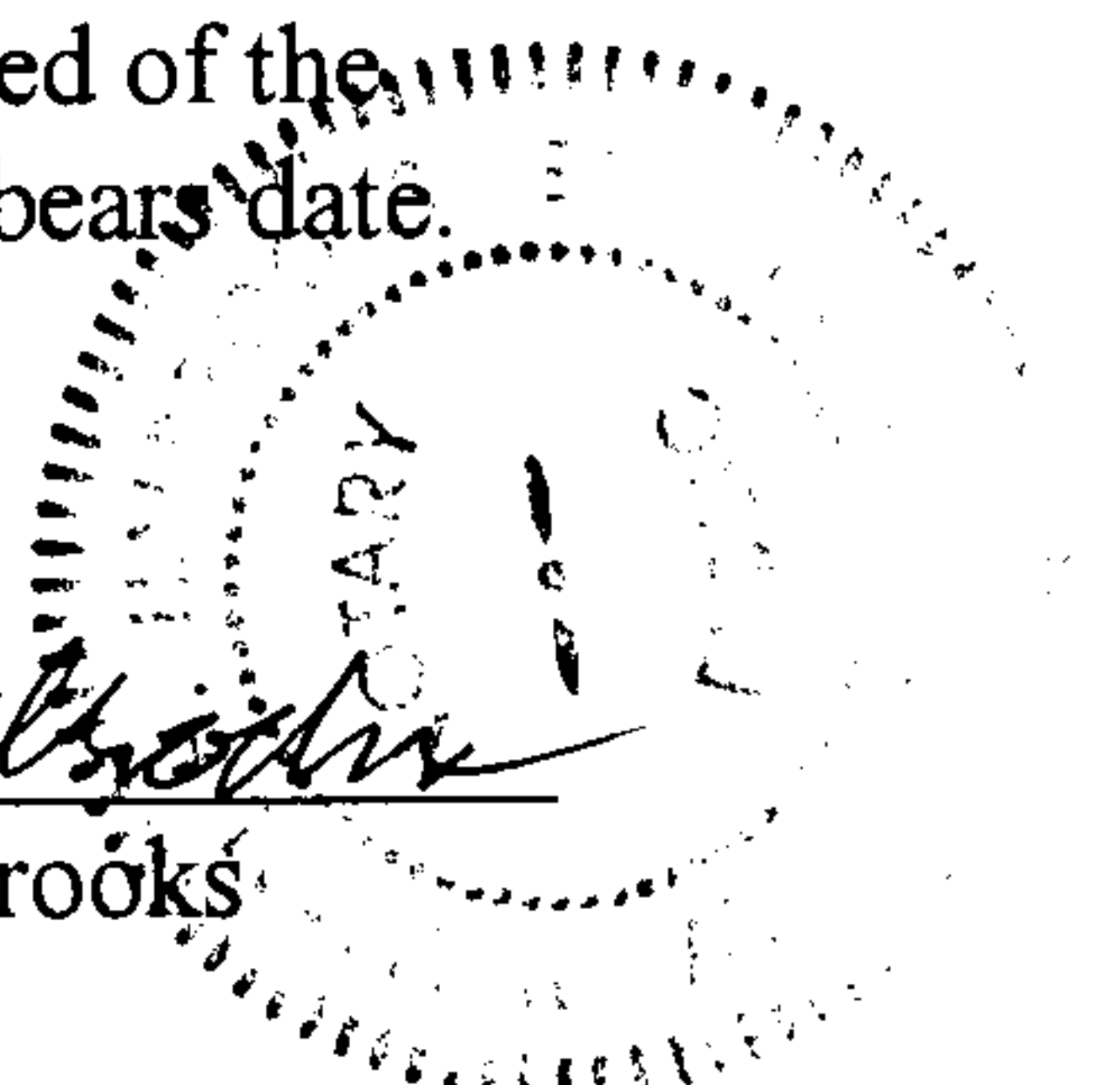
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Eddie T. Bostic and April L. Bostic, 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



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EXHIBIT "A"

Legal Description:

A parcel of land situated in the SW 1/4 of the NE 1/4 and part in the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows:

Beginning at the NW corner of the SW 1/4 of the NE 1/4 of Section 16, go North 89 degrees 34 minutes 18 seconds East along the North boundary of said 1/4-1/4 section 205.50 feet; thence South 3 degrees 09 minutes 53 seconds East for 633.74 feet to the North boundary of Big Oak Drive; thence two courses along said boundary as follows: go South 87 degrees 32 minutes West for 168.00 feet thence North 89 degrees 18 minutes 10 seconds West for 40.10 feet; thence North 3 degrees 19 minutes 04 seconds West for 639.00 feet to the North boundary of the SE 1/4 of the NW 1/4 of Section 16; thence North 89 degrees 34 minutes 18 seconds East for 4.5 feet to the Point of Beginning; being situated in Shelby County, Alabama.