


After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209


20120210000050290 1/2 \$40.50
Shelby Cnty Judge of Probate, AL
02/10/2012 12:31:07 PM FILED/CERT

FRS File No.: 680871

Customer File No.: SF11180

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Forty Thousand and
no/100-----\$240,000.00 DOLLARS and other valuable considerations to

the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby
acknowledged, Susan A. Cook, Trustee of the Susan Arildsen Cook Trust, dated October 7, 2004, (herein
referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of
Donald Mike Phillips

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Survey of Phase One, Caldwell Crossings, 2nd Sector, as recorded in Map Book
30, page 116, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 3111 Crossings Drive,
Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 214,612.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

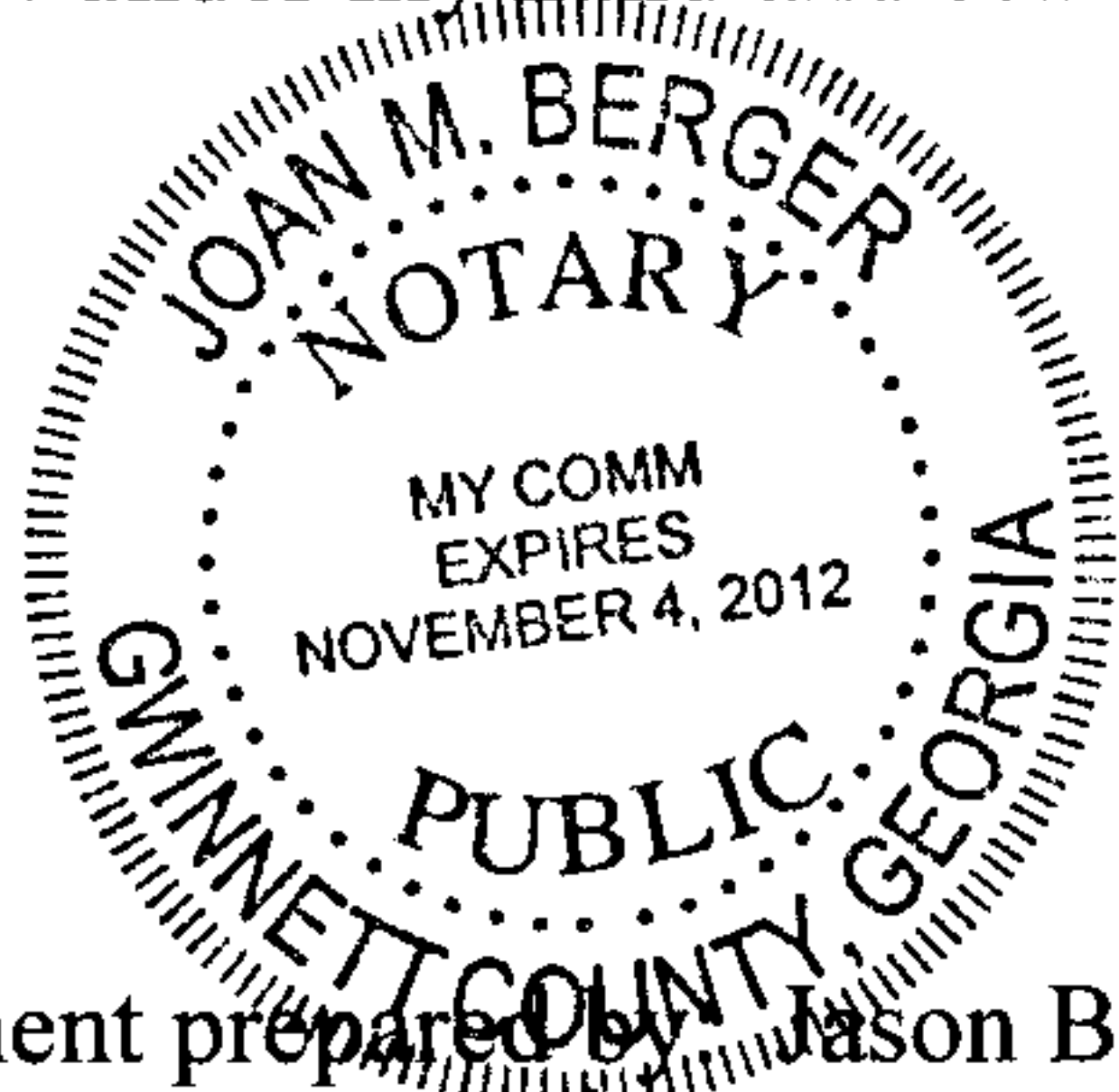
IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 8th day of November, 2011.

Susan A. Cook (Seal)
Susan A. Cook, Trustee

THE STATE OF Fulton, Georgia }
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan A. Cook, Trustee of the Susan Arildsen Cook Trust, dated October 7, 2004 single (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of November, 2011.



Joan M. Berger (Seal)
Notary Public
Nov. 4, 2012
My Commission Expires

This document prepared by Jason Benzinger, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344

20120210000050290 2/2 \$40.50
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Shelby County, AL 02/10/2012
State of Alabama
Deed Tax: \$25.50