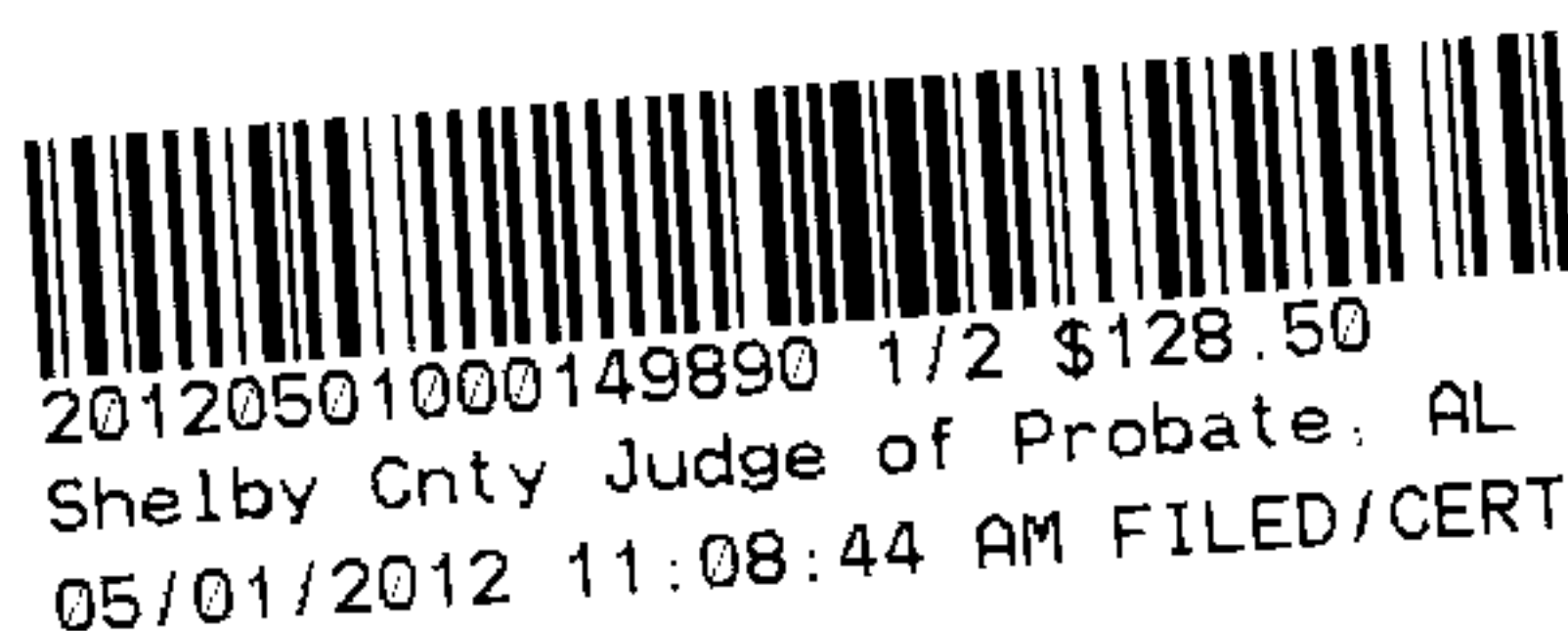


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Lou Ann Hedden
1090 Country Club Cir
Hoover AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Sixty Six Thousand and 00/100***** (\$566,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Daniel E. Phillips, and wife, Sonia J. Phillips,** grant, bargain, sell and convey unto Lou Ann Hedden, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3409, according to the survey of Riverchase Country Club 34th Addition, as recorded in map Book 15, Page 32 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in SHELBY County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$ 452,800.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

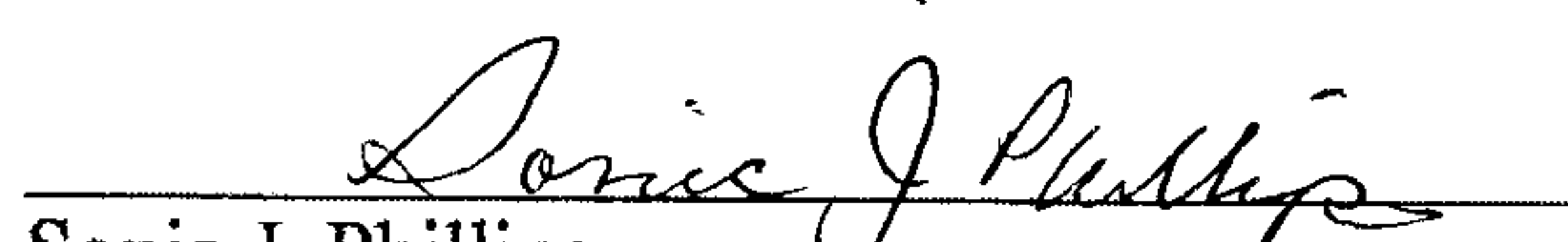
(\$ 0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of April, 2012


Daniel E. Phillips


Sonia J. Phillips


20120501000149890 2/2 \$128.50
Shelby Cnty Judge of Probate, AL
05/01/2012 11:08:44 AM FILED/CERT
Shelby County, AL 05/01/2012
State of Alabama
Deed Tax: \$113.50

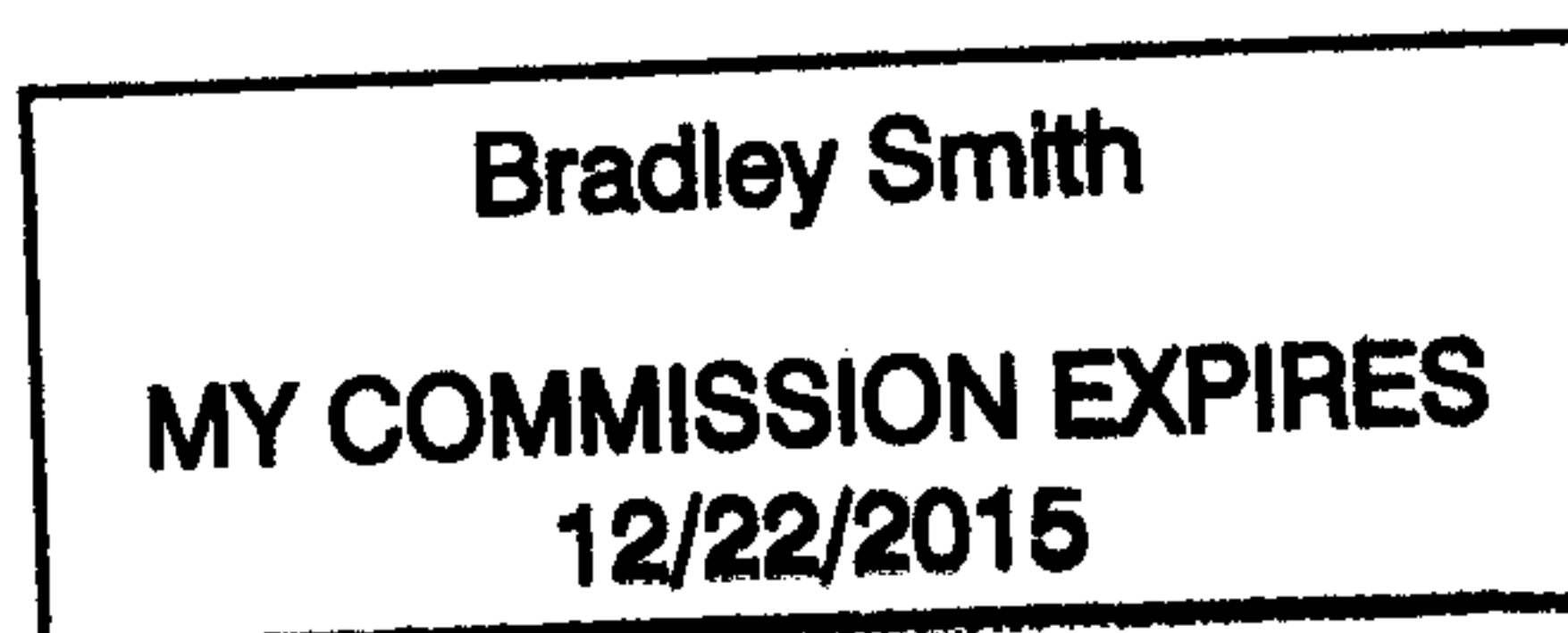
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daniel E. Phillips**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April 2012.


Notary Public

My Commission Expires: 12/22/2015



STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sonia J. Phillips**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April 2012.


Notary Public

My Commission Expires: 12/22/2015

