

Send tax notice to:

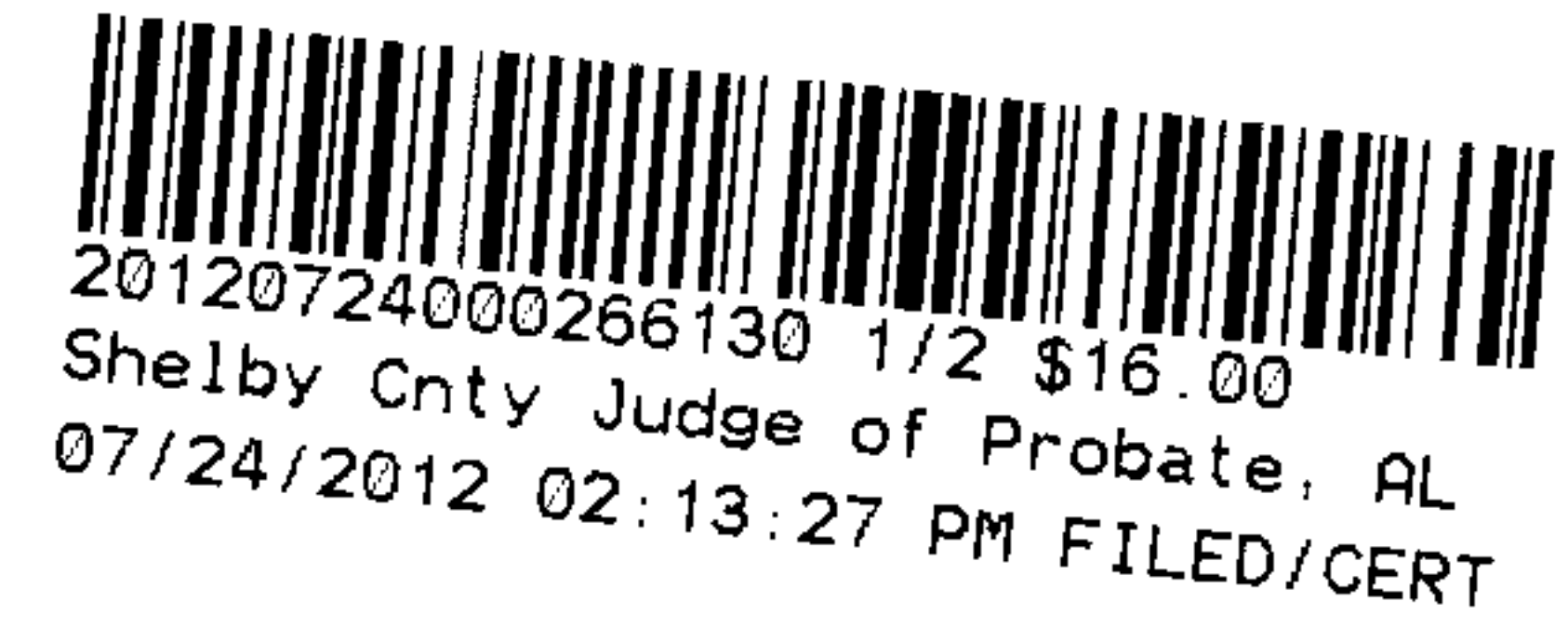
STEPHEN D. PHILLIPS  
1247 SOUTHWIND DRIVE  
HELENA, AL, 35080

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012290

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Three Thousand Five Hundred and 00/100 Dollars (\$173,500.00) in hand paid to the undersigned, DENNIS GENE HULSEY and LEIGH HULSEY, Husband and Wife (hereinafter referred to as "Grantors") by STEPHEN D. PHILLIPS and JENNIFER E. PHILLIPS (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, BLOCK 4, ACCORDING TO THE SURVEY OF DEARING DOWNS SECOND ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


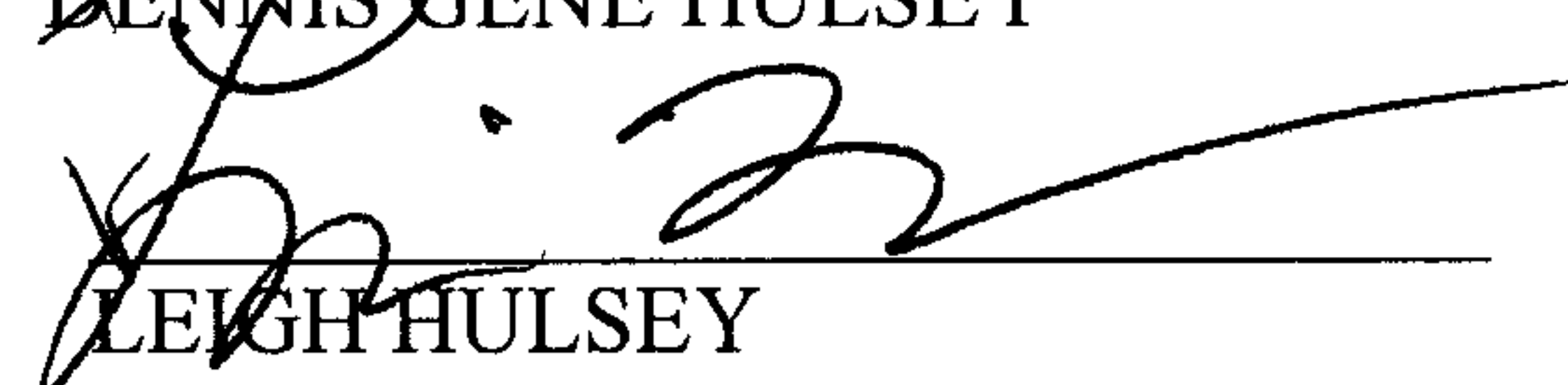
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. SUCH STATE OF FACTS AS SHOWN ON RECORDED SUBDIVISION PLAT.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING LINE AS SHOWN BY RECORDED MAP.
9. EASEMENT AS SHOWN BY RECORDED MAP.
10. RESTRICTIONS, COVENANTS AND CONDITIONS APPEARING OF RECORRD IN MISC. BOOK 4, PAGE 385.
11. TRANSMISSION LINE PERMITE TO ALABAMA POWER COMPANY.
12. RIGHT OF WAY TO SOUTH CENTRAL BELL.
13. EASEMENT FOR ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY.
14. RIGHT OF WAY TO A T & T.

\$173,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

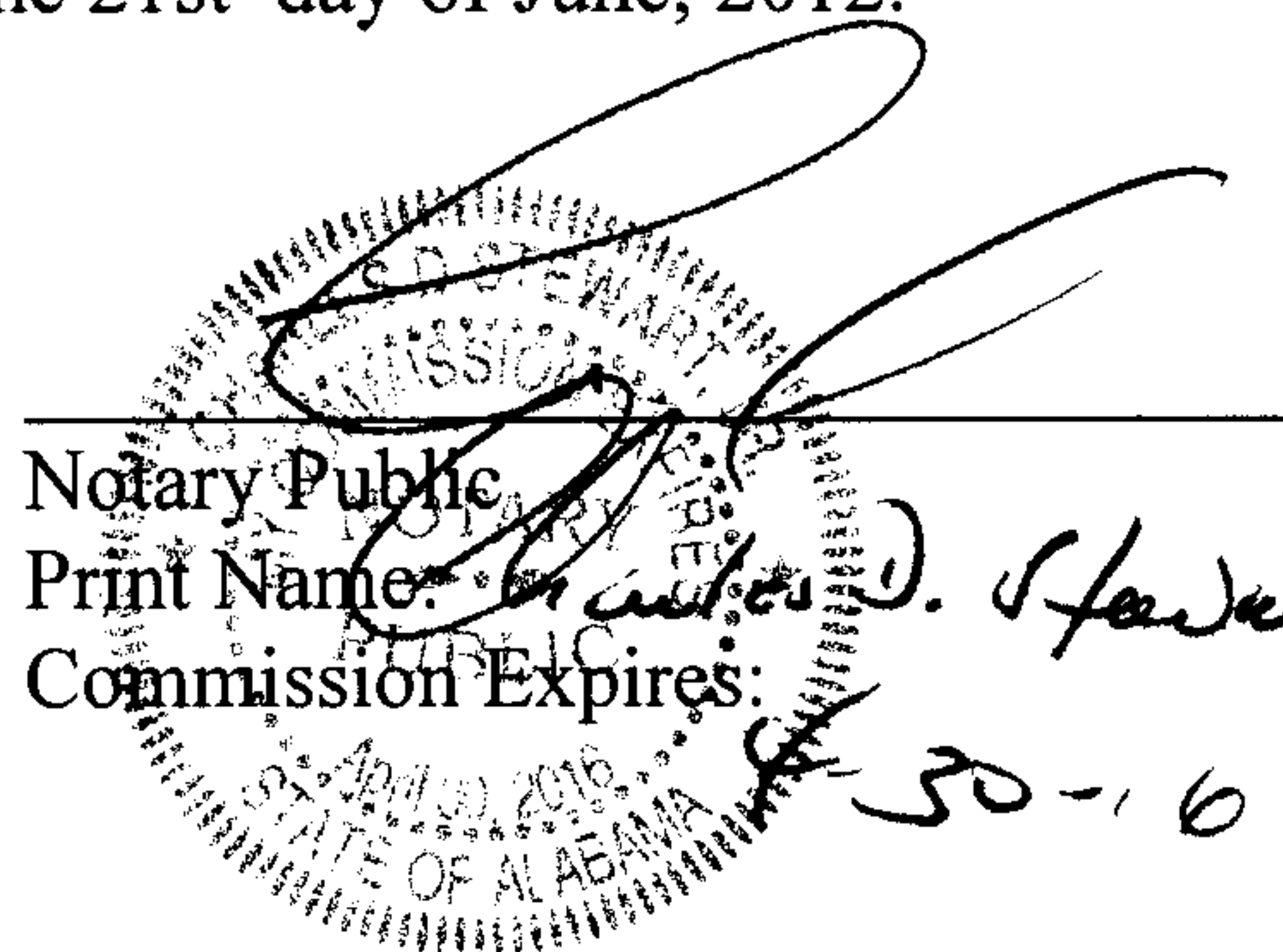
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 21st day of June, 2012.


  
DENNIS GENE HULSEY  
  
LEIGH HULSEY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DENNIS GENE HULSEY and LEIGH HULSEY, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2012.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 10/30/16  
30-16

  
20120724000266130 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/24/2012 02:13:27 PM FILED/CERT