

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Grantee's Address
Send Tax Notice To:
1465 Panarama Drive
Birmingham, AL 35216

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$140,000.00, the amount of which can be verified in the between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Robert Simon Bell and Nancy Sutton Bell Husband and Wife, whose mailing address is (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William C. Phillips and Rebecca C. Phillips, whose mailing address is (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1141 Nabors Street, Montevallo, AL 35115; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

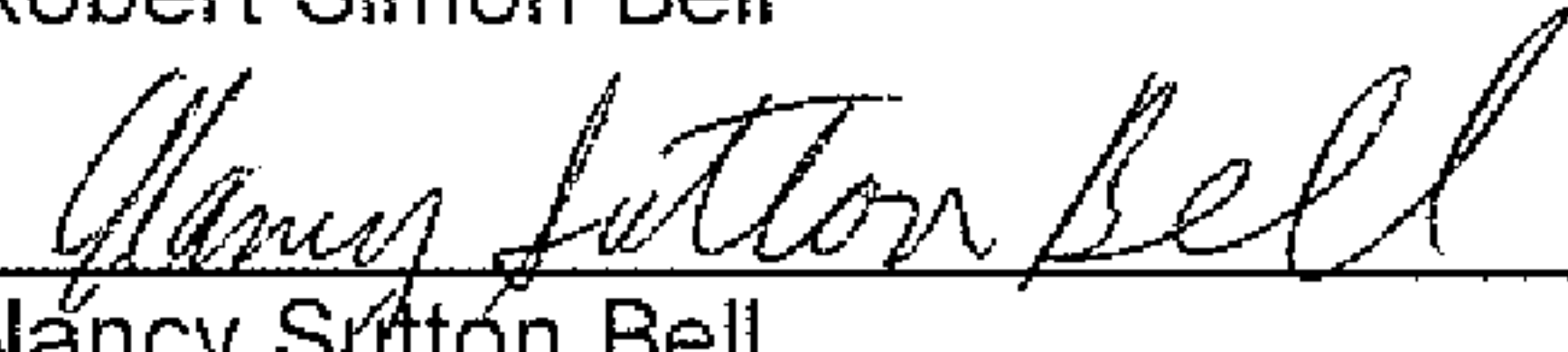
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, 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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 2nd day of June, 2014.



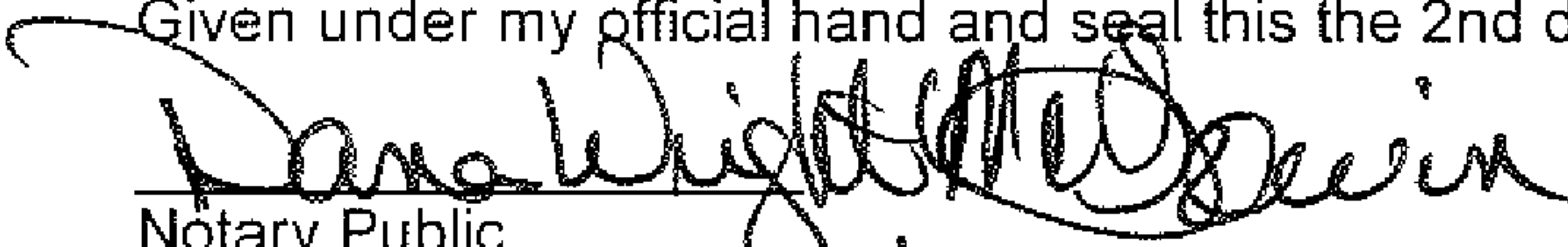
Robert Simon Bell


Nancy Sutton Bell

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert Simon Bell and Nancy Sutton Bell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of June, 2014.



Notary Public
Commission Expires: 3/5/17

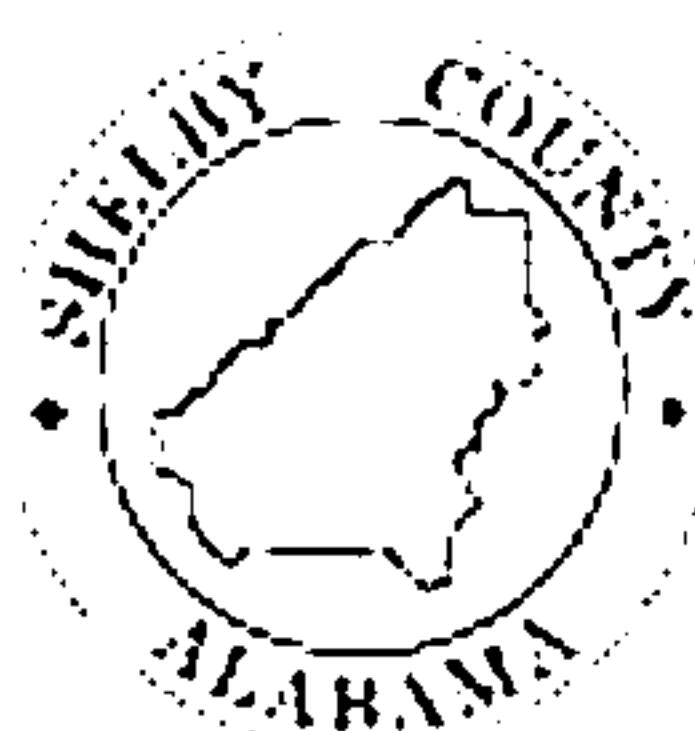
Grantor's Address
163 Little John Cir
Calera, AL 35040



EXHIBIT "A"
Legal Description

A parcel of land being part of Lot 4 and part of Lot 5, Block K, of Lyman's Addition to Montevallo, as recorded in Map Book 3, page 27, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 5, Block K of above said Lyman's Addition to Montevallo, said point being the Point of Beginning; thence North 48 degrees 39 minutes 37 seconds East, a distance of 40.00 feet; thence South 40 degrees 45 minutes 21 seconds East, a distance of 150.02 feet; thence South 48 degrees 34 minutes 15 seconds West, a distance of 70.12 feet; thence North 41 degrees 23 minutes 12 seconds West, a distance of 150.12 feet; thence North 48 degrees 39 minutes 37 seconds East, as distance of 31.77 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/17/2014 01:56:43 PM
\$157.00 KELLY
20140617000183140

S14-1512

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.