

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

5577 Heathcrow Dr.
Birmingham AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Four Hundred Ninety-Seven Thousand Five Hundred and 00/100 (\$497,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **JAMES C. FLOYD and SUSAN D. FLOYD**, a married couple, in hand paid by the GRANTEE(S), **MIRJANA P. PHILLIPS and CHRISTOPHER A. PHILLIPS**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

LOT 9, ACCORDING TO THE SURVEY OF MEADOW BROOK, 7TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 9, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Book 036, Page 807.

Subject to the following:

- 1. Building setback lines, easements, and restrictions as shown on the plat or survey of Meadow Brook 7th Sector, 2nd Phase recorded in Map Book 9, Page 36 in the Office of the Judge of Probate of Shelby County.**
- 2. Covenants and restrictions recorded in Book 22, Page 222, Book 58, Page 486 and Book 132, Page 530 in the Office of the Judge of Probate of Shelby County.**

3. Permit to Alabama Power Company recorded in Real Book 5, Page 155 in the Office of the Judge of Probate of Shelby County.
4. Agreement for underground cables recorded in Instrument No. Real Book 7, Page 833, Real Book 16, Page 232, Real Book 16, Page 235, and Real Book 24, Page 854, in the Office of the Judge of Probate of Shelby County.
5. Easement granted to Alabama Power Company and South Central Bell recorded in Instrument No. Book 353, Page 985, in the Office of the Judge of Probate of Shelby County.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto as recorded in Deed Book 40, Page 265 and Deed Book 32, Page 306 in the Office of the Judge of Probate of Shelby County.
7. Agreement concerning electric service recorded in Misc Book 48, Page 880 in the Office of the Judge of Probate of Shelby County.
8. Right of Way granted to Alabama Power Company recorded as Instrument Real Book 16, Page 238 and Real Book 24, Page 857 in the Office of the Judge of Probate of Shelby County.

NOTE: \$398,000.00 of the purchase price was obtained by a Purchase Money Mortgage.


TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 1st day of March, 2024.

*James C. Floyd By
Susan D. Floyd, AS His/Her
Attorney-in-Fact*

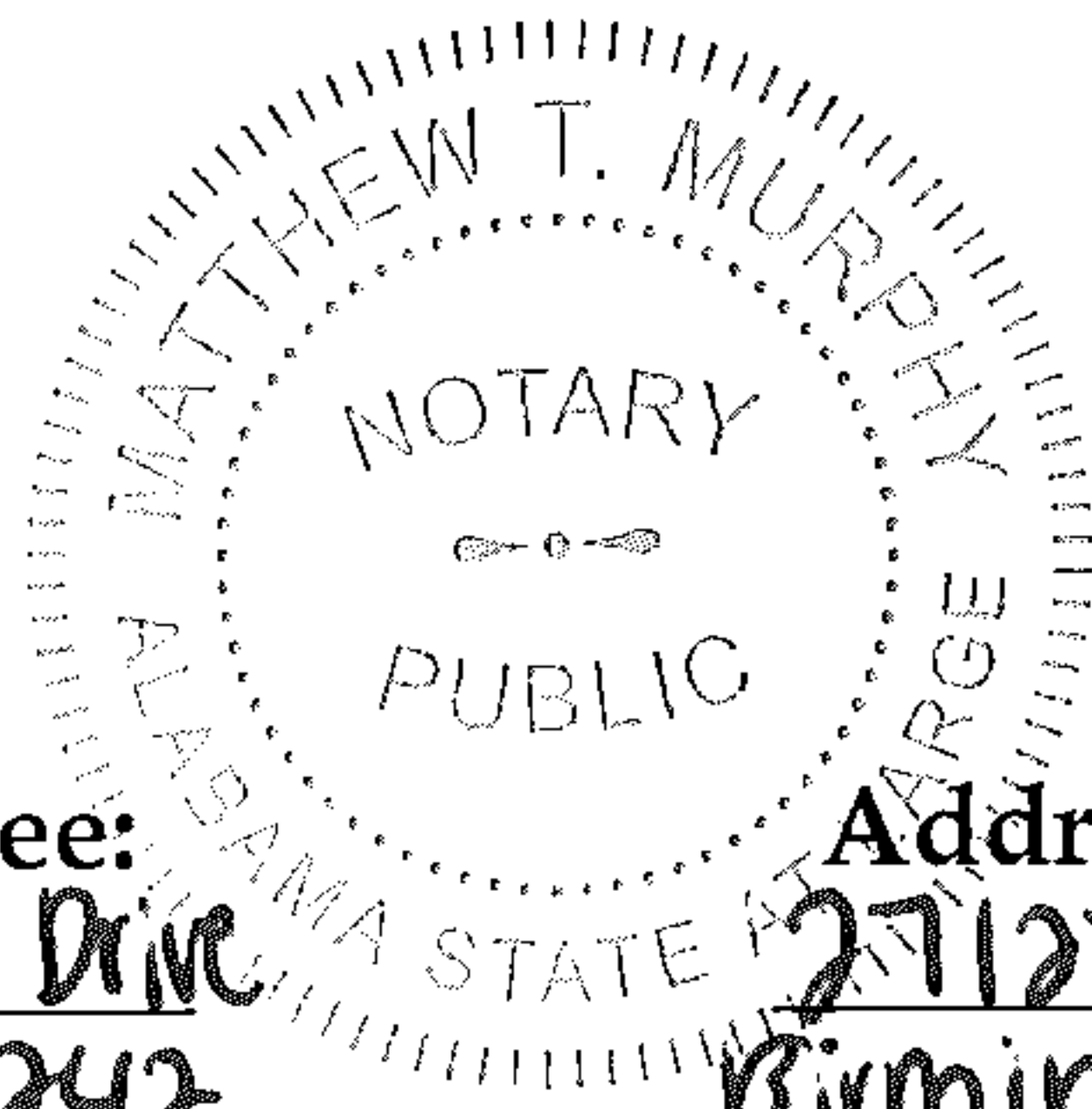
JAMES C. FLOYD BY
SUSAN D. FLOYD, AS HIS/HER
ATTORNEY-IN-FACT

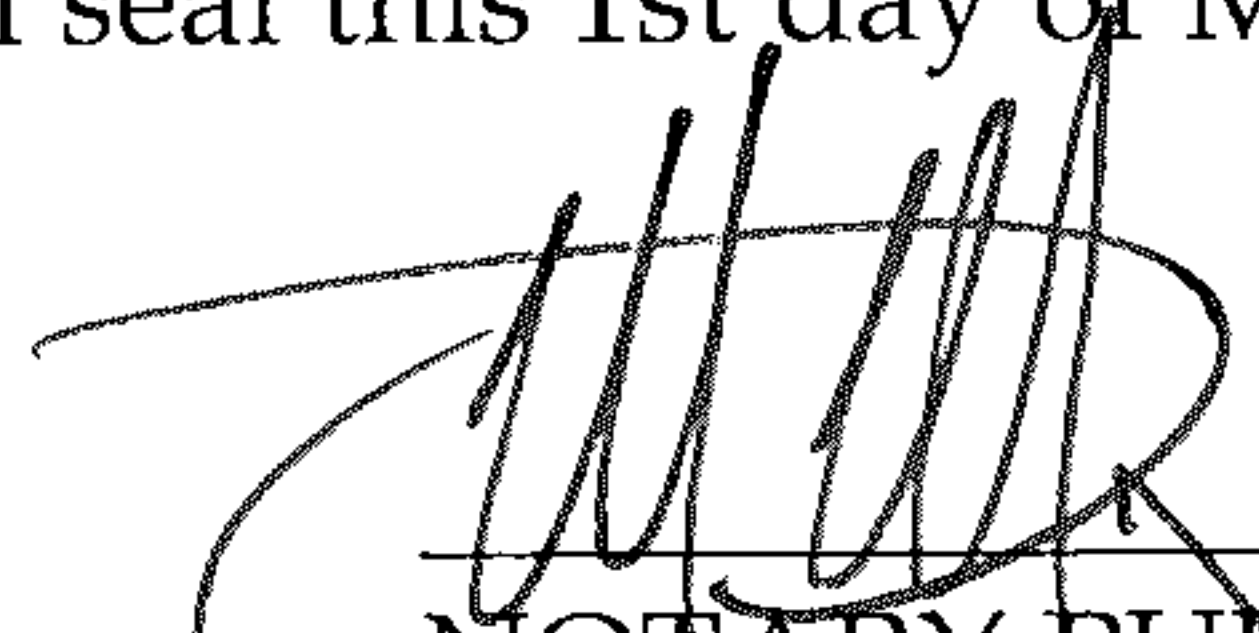

SUSAN D. FLOYD

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JAMES C. FLOYD, BY SUSAN D. FLOYD, AS HIS/HER ATTORNEY IN FACT AND SUSAN D. FLOYD** is(are) signed to the foregoing conveyance, and who is(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.

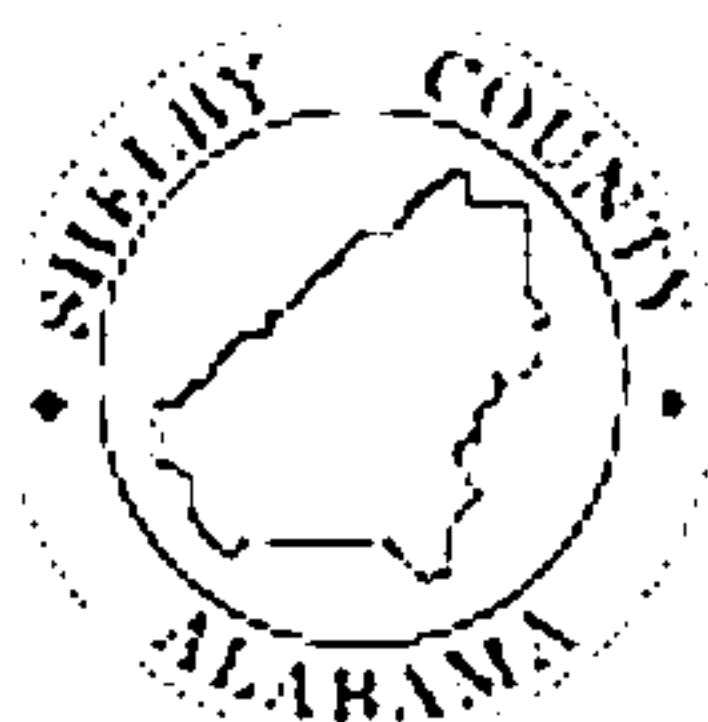
Given under my hand and official seal this 1st day of March, 2024.




NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:	Address of Grantor:	Property Address:
<u>5577 Heath Row Drive</u>	<u>27127 Portobello Rd</u>	<u>5577 Heath Row Drive</u>
<u>Birmingham, AL 35242</u>	<u>Birmingham, AL 35242</u>	<u>Birmingham, AL 35242</u>

Real Value: \$497,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 03:11:20 PM
\$127.50 BRITTANI
20240304000058600

