

This instrument was prepared by

(Name).....Karl C. Harrison

(Address).....Columbiana, Alabama

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS and other good and valuable consideration & assumption of unpaid balance due on mortgage to Jefferson Federal Sav. & Loan Asso. dated June 14, 1967, recorded Mtg. Book 306 page 223, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Ray Seal and wife, Sara Ozley Seal

(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Phillips and Mabel D. Phillips

(herein referred to as GRANTEES) 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 3 in Block 3 according to map of "Navajo Hills", First Sector, as recorded in Probate Office of Shelby County, Alabama, in Map Book 5 page 13.

Subject to reservations and restrictions as shown by deed book 243 page 480 and/241 page 743 in Probate Office of Shelby County, Alabama. Deed Book



19710702000027080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL -2 PM 2:15
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of July, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Ray Seal (Seal)

Sara Ozley Seal (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Charles Ray Seal and wife, Sara Ozley Seal, whose names are signed to the foregoing conveyance, and who 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 July, A. D., 1971.

Martha B. Joiner
Notary Public.