

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-6 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 (\$1,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ocie A. Hardy and wife, Lodell Hardy

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

Jerry Phillips and wife, Ann 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:

Begin at the Northeast corner of the Northeast Quarter of the Southwest Quarter, Section 25, Township 20 South, Range 1 East and run in a Westerly direction 450 feet to the point of beginning of the parcel of land herein conveyed; thence continue in a Westerly direction along the North boundary line of said Quarter-Quarter a distance of 210 feet; thence turn an angle of 90 deg. to the left and run in a Southerly direction a distance of 210 feet; thence turn an angle of 90 deg. to the left and run in an Easterly direction a distance of 210 feet; thence turn an angle of 90 deg. to the left and run in a Northerly direction 210 feet to the point of beginning. The parcel of land herein conveyed being one (1) acre more or less and located in the Northeast Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 1 East.

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 20th day of August, 1982

WITNESS:

Read Tax 1.00
Dee 1.30
Ind 1.00
3.50
1982 SEP 20 PM 12:26
JUDGE OF PROBATE

Ocie A. Hardy (Seal)
Lodell Hardy (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ocie A. Hardy and wife, Lodell Hardy, 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 20th day of August, A. D., 1982

Ralph H. E. Dancy
P. O. Box 11 Wilsonville, AL 35167
Notary Public