

This instrument was prepared by

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, AL 35203

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 ** THIRTY-ONE THOUSAND FIVE HUNDRED and 00/100 (\$31,500.00) ** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Meadow Brook Heights, A General Partnership

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

Larry G. Phillips and Linda H. 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 47 according to the survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 in the office of the Judge of Probate of Shelby County, Alabama.

The above described property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

The above described property is conveyed subject to the restrictions dated April 22, 1986 and attached as Exhibit "A".

Mineral and mining rights excepted.

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, I have hereunto set my hand(s) and seal(s), this 24th day of April, 19 86.

WITNESSE
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP -8 PM 1:35

Seal tax 3/50
Recd 250
April 1 00
3500
(Seal)

Douglas D. Eddleman (Seal)
(Seal)

Thomas A. Eddleman, Jr. (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, a General Partner of Meadow Brook Heights, A General Partnership whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, A. D. 19 86

Lamar Ham

James S. Nuttall
Notary Public.
My Commission Expires 7/15/89