

1750

500.00

STATE OF ALABAMA *
SHELBY COUNTY *

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Jerry Phillips and Annn Phillips, grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to us in hand paid by David Glenn Phillips, Sr. a married man, Jerry Phillips, a married man, and Annn Phillips, a married woman, grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents do hereby grant, bargain, sell, and convey unto the said grantees, Jerry Phillips, a married man, and Annn Phillips, a married woman, a life estate jointly with right of survivorship and do hereby retain a life estate jointly with right of survivorship in the following described real estate, situated in the County of Shelby, and in the State of Alabama, and do hereby grant, bargain, sell and convey unto the grantee, David Glenn Phillips, Sr. the fee remainder in the following described real estate, situated in the County of Shelby, and in the State of Alabama, to wit:

Commence at the NE corner of the NE1/4 of the SW1/4, Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run Westerly along the North line of said 1/4-1/4 408.72 feet to the point of beginning of the parcel being described; thence continue along last described course a distance of 210.00 feet to a point; thence turn an angle of 90 degrees 04 minutes 45 seconds to the left and run Southerly a distance of 210.00 feet to a point; thence turn an angle of 89 degrees 55 minutes 15 seconds to the left and run Easterly a distance of 210.00 feet to a point; thence turn an angle of 89 degrees 59 minutes 52 seconds to the left and run Northerly a distance of 210.00 feet to the point of beginning.

BOOK 370 PAGE 712

The before-described property is a partial parcel (Parcel 1) of property formerly conveyed in the Probate Office of Shelby County, Alabama in Deed Book 368 at page 700.

TO HAVE AND TO HOLD, the above-described tract/parcel of land, together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the said grantees, their heirs and assigns, forever. And the said grantors do covenant with the said grantees, their heirs and assigns, that the said grantors are lawfully seized in fee of the aforegranted premises; that the said grantors have a good right to sell and convey the same

Jerry Phillips
P.O. 1569

\$00.00

to the said grantees, their heirs, and assigns, and that the said grantors will defend the premises to the said grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals this the 21st day of October, 1991.

Richard D. Hartfield
Witness

Richard D. Hartfield
Witness

Jerry Phillips
Grantor, Jerry Phillips

Annn Phillips
Grantor, Annn Phillips

STATE OF ALABAMA *
SHELBY COUNTY *

I, Rhonda J. Adams, a Notary Public for said County and State hereby certify that Jerry Phillips, a married man and Annn Phillips, a married woman, 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 this conveyance, they executed the same voluntarily on the day the same bears.

Given under my hand this 21st day of October, 1991.

MY COMMISSION EXPIRES MARCH 6, 1992

Rhonda J. Adams
NOTARY PUBLIC

BOOK 370 PAGE 713

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT 30 AM 8:55

James H. [Signature]
JUDGE OF PROBATE

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	9.50