

State of Alabama }  
SHELBY County }

372

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor s Maurice H. Phillips and wife, Lougene Trammell Phillips

in hand paid by Eli H. Phillips and wife, Clarice I. Phillips

the receipt whereof is acknowledged we the said Maurice H. Phillips and Lougene Trammell Phillips

do grant, bargain, sell and convey unto the said Eli H. Phillips and Clarice I. Phillips

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the NW corner of NE 1/4 of NE 1/4, Section 11, Township 19 South, Range 2 West; run thence South along the West boundary of said Quarter Quarter Section 280.03 feet to the NW boundary of paved county road; thence turn an angle left of 134 deg. 25' 20" and run Northeasterly along said NW right of way boundary of paved county road 412.26 feet to the North boundary of said Quarter Quarter Section; thence turn left an angle of 138 deg. 04' and run West along the North line of said Quarter Quarter Section 316.40 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Eli H. Phillips and Clarice I. Phillips,

as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that we have a good right to sell and convey the same as aforesaid; that we will, and 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,

this 6th day of July, 1960.

WITNESSES:



Maurice H. Phillips (Seal.)  
(Maurice H. Phillips)  
Lougene Trammell Phillips (Seal.)  
(Lougene Trammell Phillips)  
(Seal.)

State of ALABAMA }  
SHELBY COUNTY }

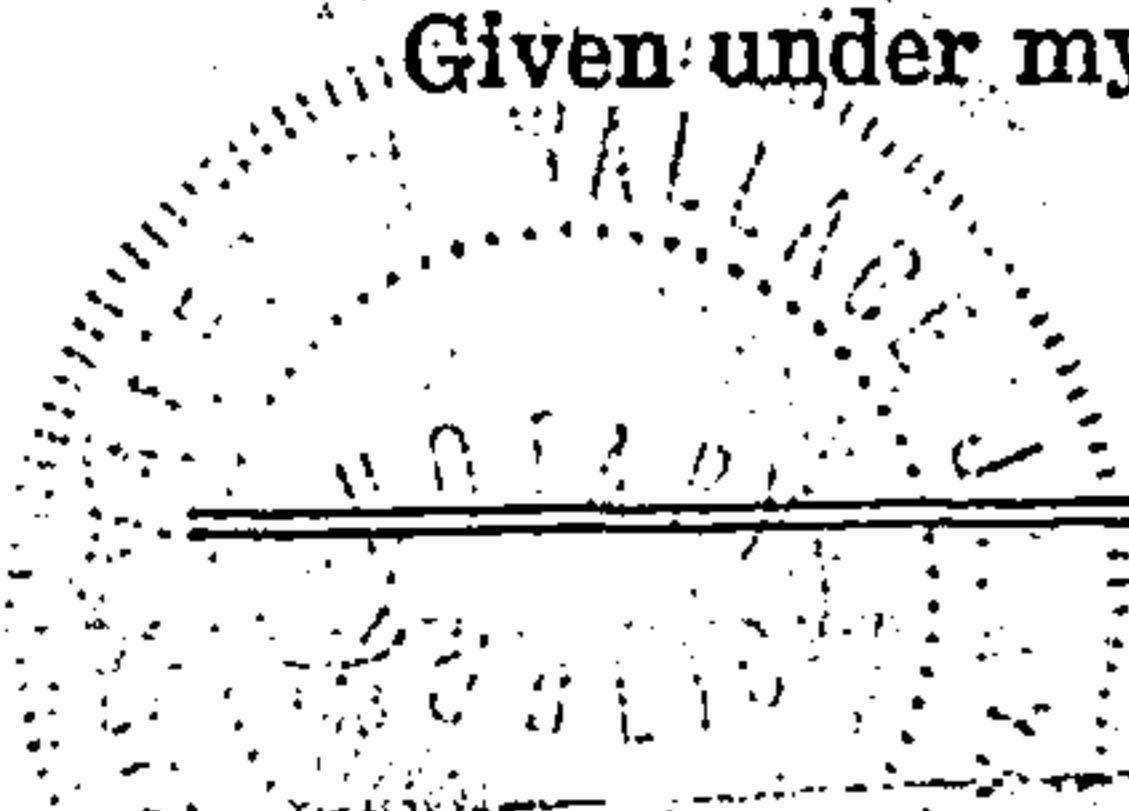
I, Conrad M. Fowler a Notary Public in and for said County, in said State,

hereby certify that Maurice H. Phillips and Lougene Trammell Phillips whose name s 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

6th day of July, 1960.

Conrad M. Fowler  
Notary Public.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 17 day of July 1960 at 8 M. o'clock, and recorded in Book 212 at page 20 on the 2 day of July 1960. Mortgage Tax        Deed Tax        has been paid.

Conrad M. Fowler  
Judge of Probate