

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 TEN DOLLARS & other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles H. Harris, a single man,

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

Harry L. Phillips and wife, Sue Smith 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:

Commencing at an iron pin on the West margin of Arlington Street in the Town of Columbiana, Alabama, which point is the NE corner of Lot 3, Block B, according to College Park Survey as recorded in Map Book 3, page 15, in the Office of the Probate Judge of Shelby County, Alabama; running thence Northwardly along said West margin of Arlington Street, a distance of 35 feet to a point which is the North side of a 20 foot alley, and the point of beginning; thence turning an angle of 94 deg. 10' to the left, run Westerly along the Northern margin of said alley for a distance of 112.2 feet to a point; thence turning an angle of 87 deg. 43' to the right, run Northerly with the East boundary of the P. B. Shaw lot for a distance of 162.24 feet to a point; thence turning an angle of 83 deg. 00' to the right, run Eastwardly a distance of 133.10 feet to a point on the West margin of Arlington Street; thence turning an angle of 103 deg. 27' to the right, run South along the West margin of Arlington Street a distance of 184.10 feet to the point of beginning; together with the right to maintain sewer line across land of B. L. Skelton and Mary Nell Skelton, as shown in deed from B. L. Skelton and wife to grantor, as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 230, page 11.

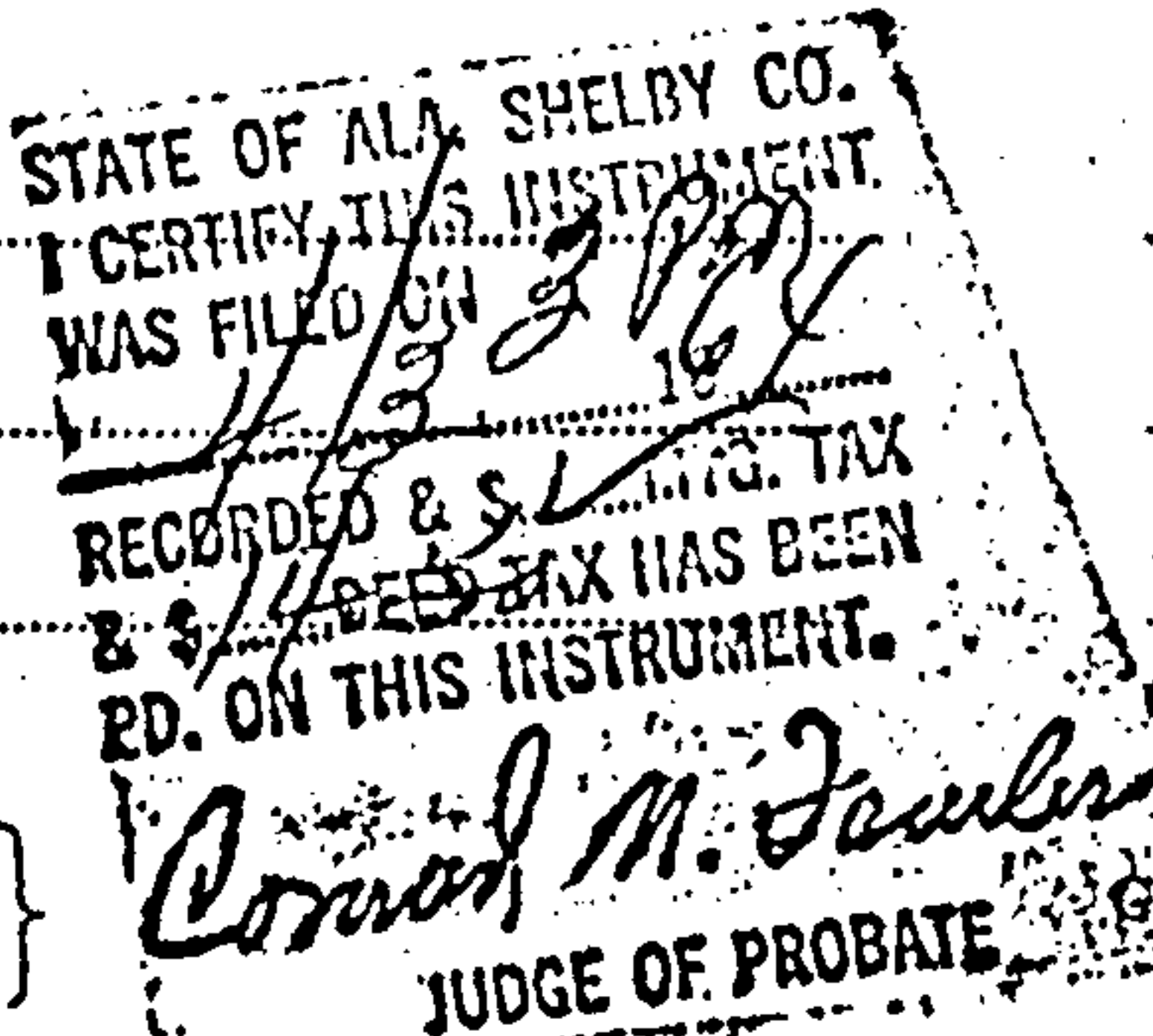
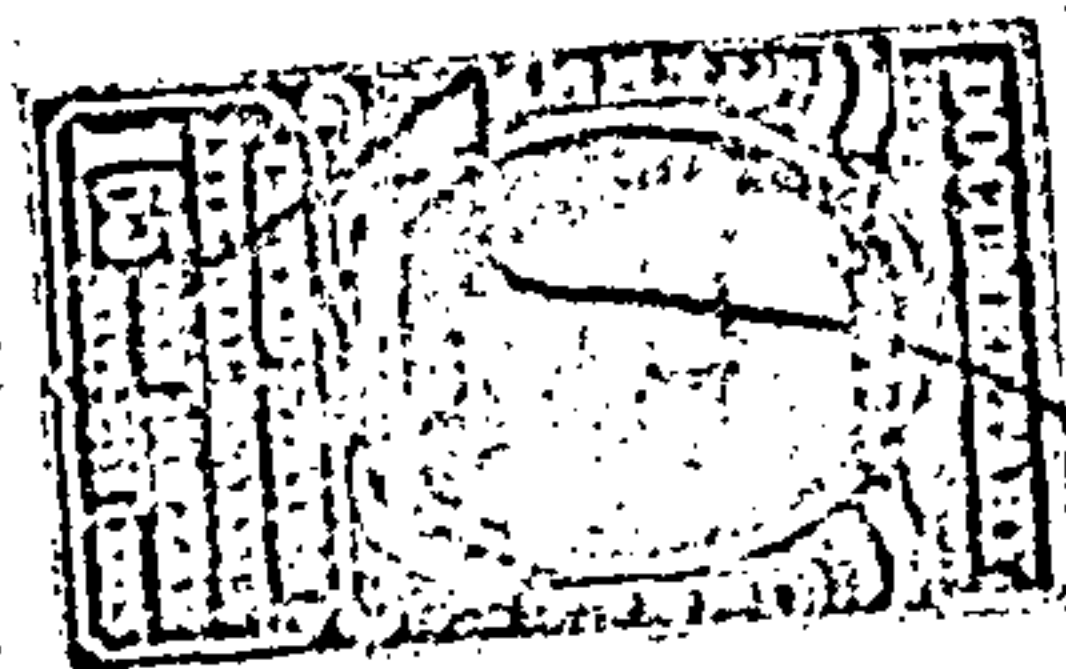
SUBJECT TO the existence of a sewerage line across the above described land as the same is now located.

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 30th day of March, 1964.

WITNESS:



Charles H. Harris (Seal)  
(Charles H. Harris)



STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned Charles H. Harris, a Notary Public in and for said County, in said State, hereby certify that 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A. D., 1964.

Lancee Brasler  
Notary Public.

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