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LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED. JOINT GRANTEES WITH SURVIVORSHIP

UNIVERSAL PRINTING COMPANY, AL 1-0310

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One Thousand and no/100- - - - -DOLLARS  
and the execution simultaneously herewith of mortgage in sum of \$5,500.00  
to the undersigned grantor s Carl Arthur Henrikson and Beatrice Coleman Henrikson  
in hand paid by Joe T. Phillips and Mary Anne Phillips

the receipt whereof is acknowledged We the said Carl Arthur Henrikson and his wife,  
Beatrice Coleman Henrikson

do grant, bargain, sell and convey unto the said Joe T. Phillips, Jr. and  
Mary Anne Phillips

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

Shelby

County, Alabama, to-wit:

Lot 2 in Block 6 in Indian Springs Ranch, being a  
subdivision of a part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the  
SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29; a part of the SW $\frac{1}{4}$  of the  
SW $\frac{1}{4}$  of Section 28; a part of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section  
32; and a part of the W $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 33, all in  
Township 19 South of Range 2 West, Situated in Shelby  
County, Alabama, according to plat thereof prepared  
by A. A. Winters, Registered Surveyor, and recorded  
in the Office of the Judge of Probate of Shelby County,  
Alabama on September 26, 1958 in Map Book 4 on page 29.

TO HAVE AND TO HOLD Unto the said Joe T. Phillips Jr. and Mary Anne  
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.

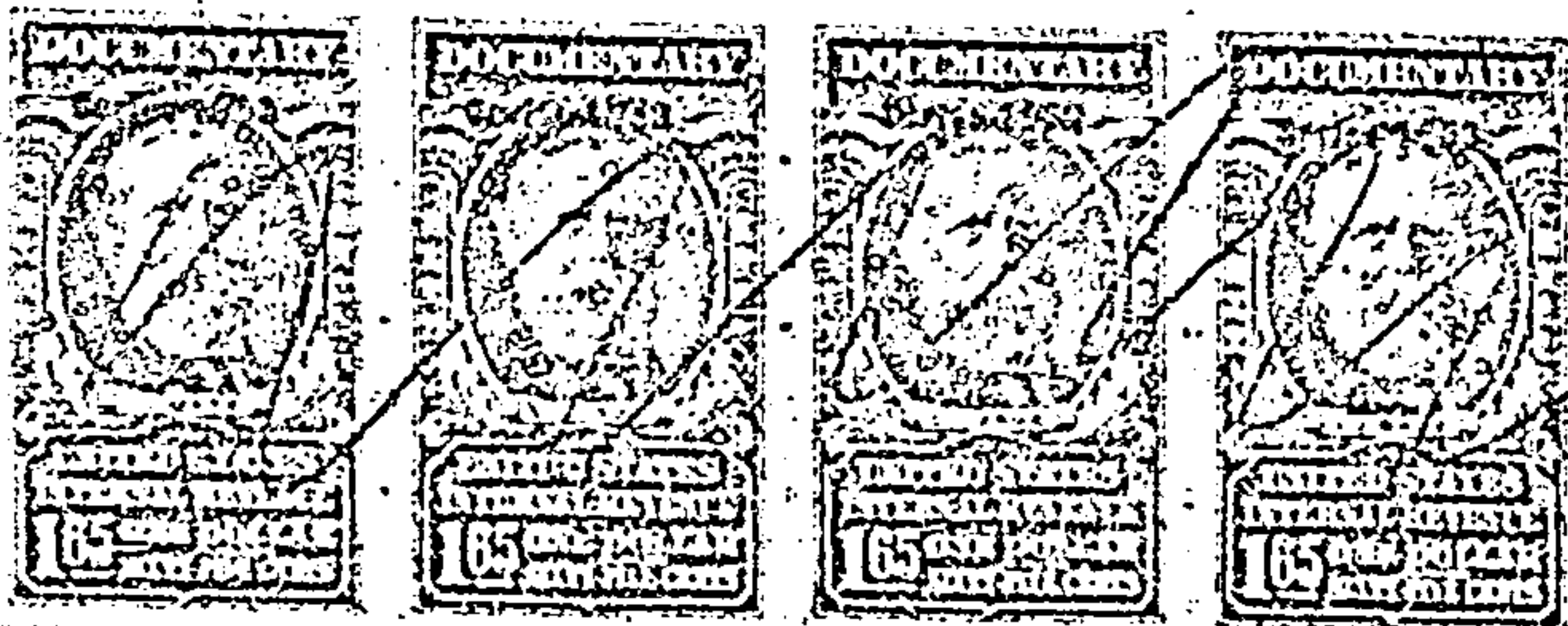
And we do, for ourselves and for our heirs, executors and administrators, covenant  
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said  
premises; that they are free from all encumbrances;

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 hands and seals

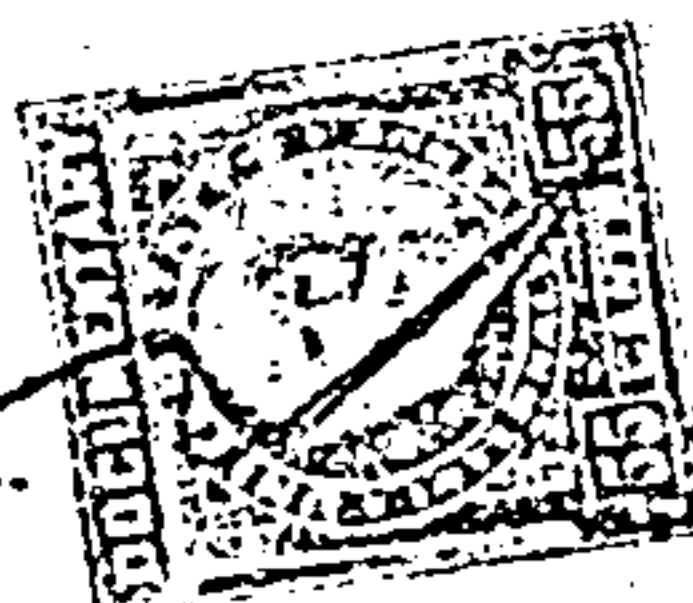
this 5 day of August 1964

WITNESSES:



Carl Arthur Henrikson (Seal.)

Beatrice Coleman Henrikson (Seal.)



(Seal.)

(Seal.)

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State of Alabama

JEFFERSON COUNTY

I, *Harold M. Emerson*, a Notary Public in and for said County, in said State, hereby certify that *Carl Arthur Henrikson* and his wife, *Beatrice Coleman Henrikson* 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

5 day of

19 64

*Harold M. Emerson* As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
8/8/64  
RECORDED & S. L. TAX  
& S. L. TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Jaulen*  
JUDGE OF PROBATE

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

2.15  
1.00  
1.45  
9.60

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RETURN TO:

*Jack*