

THIS INSTRUMENT PREPARED BY:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

This Instrument Was Prepared By  
WILLIAM A. JACKSON, ATTORNEY  
1300 City National Bank  
BIRMINGHAM, ALA. 35203

3240

NP 1.000

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Lester J. Stanbery, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto James Oliver Phillips and wife, Peggy Ann 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:

Lots 9, 10 and 11, in Block 75, according to J. H. Dunstan's Map of the Town of Calera, Alabama, on file in Town Clerk's Office in Town of Calera.

Subject to easements and restrictions of record.

\$14,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

Lester J. Stanbery is the surviving grantee of deed recorded in Deed Record Volume 217, Page 570, Grantee Corabelle B. Stanbery having died on the 6th day of Jan, 1967.

BOOK 217 PAGE 551

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: except as set out 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 and seal, this 3rd day of April, 1967.

WITNESS:

James J. Phillips  
Corabelle Reid

Lester J. Stanbery  
Lester J. Stanbery

a

SPEIR, ROBERTSON and JACKSON  
1300 City National Bank Bldg.  
Birmingham, Alabama

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

LOUISVILLE TITLE INSURANCE  
COMPANY  
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

1.00  
1.50  
2.50

State of *Jayson* }  
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Lester J. Stanbery, an unmarried man  
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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 3rd day of April A. D., 1967.

*Walter G. Shively*  
Notary Public

Page 552  
Book 247



Given under my hand and official seal this day of

State of }  
COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,  
hereby certify that  
whose name as of  
a Corporation, 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 officer and with full authority, executed  
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1967 APR - 5 AM 11:33  
U.C. FILE NUMBER 16-00  
REC. BK. 2 PAGE 28 SHOWN ABOVE  
JUDGE OF PROBATE

Notary Public