

THIS INSTRUMENT PREPARED BY:

22

NAME: _____

ADDRESS: _____

3634

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, W. J. Matthews and wife, Ora Matthews

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

Robert Dean Phillips and wife, Patricia 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:

A parcel of land being the Southern portion of Lot 19 according to the survey of Cahaba River Estates as recorded in Map Book 3, Page 32 and 33, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, also being recorded in Birmingham Probate Office in Volume 17, Page 64. Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama; said corner also being the Northwest corner of said Lot 19; thence run in a Southerly direction along the West line of said quarter-quarter, said line also being the West line of said Lot 19, a distance of 362.28 feet to the point of beginning; thence continue on last described course a distance of 662.72 feet to the Southwest corner of said Lot 19, thence 95 degrees 03 minutes 45 seconds to the left and run in an Easterly direction a distance of 250.96 feet to the Southeast corner of said Lot 19; thence 84 degrees 56 minutes 15 seconds to the left and run in a Northerly direction along the East line of said Lot 19, a distance of 424.69 feet; thence 76 degrees 45 minutes to the left and run in a Northwesterly direction a distance of 52.83 feet; thence 79 degrees 36 minutes to the left and run in a Southwesterly direction a distance of 7.55 feet; thence 90 degrees 00 minutes to the right and run in a Northwesterly direction a distance of 127.02 feet; thence 21 degrees 00 minutes to the right and run in a Northwesterly direction a distance of 58.18 feet; thence 35 degrees 01 minutes to the right and run in a Northerly direction a distance of 120.67 feet; thence 79 degrees 40 minutes to the left and run in a Westerly direction 16.0 feet to the point of beginning. Minerals and mining rights excepted. TOGETHER WITH water rights to that certain well, including ingress and egress thereto, located on the property of the grantors, lying North and adjacent to the above described property.

Subject to easements and restrictions of record.

\$13,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand and seal s, this

day of 28th April, 19 67.

WITNESS:

Martha S. Harrison

X *W. J. Matthews*
W. J. Matthews

X *Ora Matthews*
Ora Matthews

40 PAGE BOOK 248

RETURN TO
BRYAN FEDERAL SAV. & LOAN ASSN.
511 SO. 20TH ST.
BIRMINGHAM, ALA.

W. J. Matthews & wife
Ora Matthews

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Robert Dean Phillips
Walter Phillip

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

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that W. J. Matthews and wife, Ora Matthews 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.

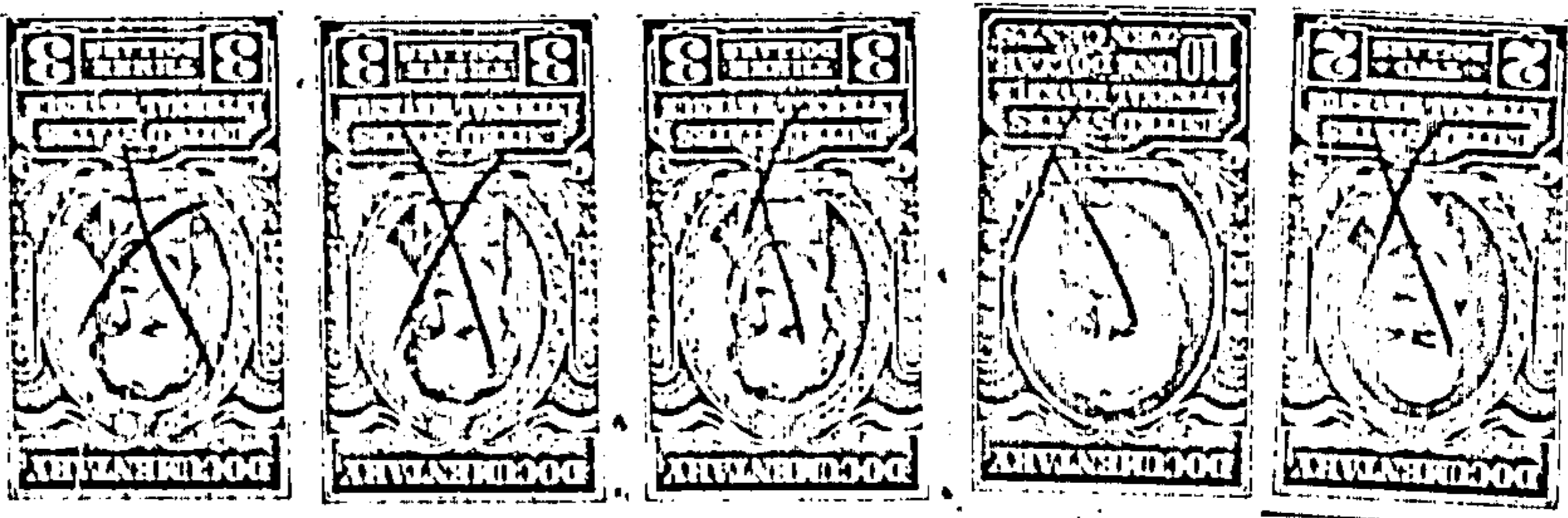
Given under my hand and official seal this *25th* day of April A.D., 19*67*.

W. J. Matthews
Notary Public

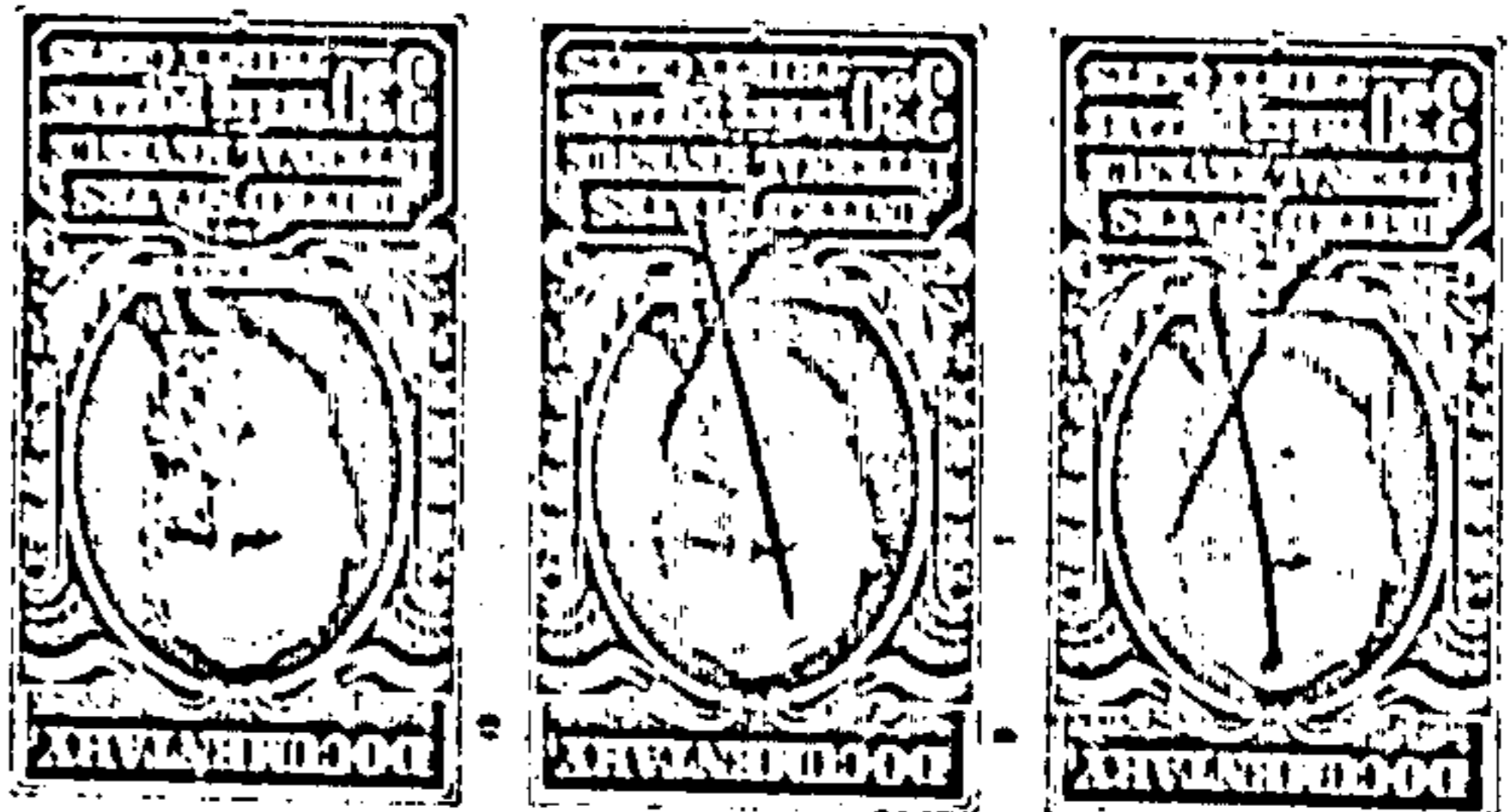
State of

COUNTY

I, _____ hereby certify that _____ whose name _____ signed to the _____ me on this day, that, being informed of _____ on the day the same bears date.



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 _____ 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 _____

Notary Public

RECORDED
INDEXED
MAY 1 1967
COUNTY CLERK

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