

10844

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1.5 Rev. 1-68

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 Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Burl Morgan and wife, Emmie Morgan

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

Bobby Wayne Phillips and Linda Kay 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:

Commence at the northeast corner of SE 1/4 of NW 1/4, Section 2, Township 24 North, Range 12 East and run thence west along the north line of said 1/4-1/4 Section a distance of 410 feet to the point of beginning of the land herein conveyed; thence continue west and along the north line of said 1/4-1/4 Section a distance of 295 feet; thence run south and parallel with the east line of said 1/4-1/4 Section a distance of 135 feet to a 20' dirt road; thence run easterly along the north line of said 20' dirt road to a point 165 feet south of the point of beginning; thence run north and parallel with the east line of said 1/4-1/4 Section a distance of 165 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
Deed Tax 1.00  
1968 JUL 16 PM 1:40  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Cornel M. Bowen  
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 14 day of February, 1968

WITNESS:

..... (Seal)

Burl Morgan (Seal)

..... (Seal)

Emmie Morgan (Seal)

..... (Seal)

..... (Seal)

BOOK 234 067

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, A. H. Smith, a Notary Public in and for said County, in said State, hereby certify that Burl Morgan and wife, Emmie Morgan 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 14 day of February, A. D. 1968

A. H. Smith  
Notary Public.

