

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(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 ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harry L. Phillips and wife, Sue Phillips

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

Robert F. McLeroy and wife, Lohner F. McLeroy

(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 situated in the SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of Section 19, Township 21 South, Range 1 East described as follows: Commence at the SW corner of Section 19, Township 21 South, Range 1 East; thence run North along the West line of Section 19 a distance of 317.00 feet to the point of beginning; thence continue North along the West line of said Section 19 a distance of 355.00 feet; thence turn an angle of 79 deg. 06 min. to the right and run a distance of 616.52 feet to the West margin of a gravel road; thence turn an angle of 90 deg. to the right and run along margin of said road a distance of 94.00 feet; thence turn an angle of 26 deg. 31 min. to the left and run along margin of said road a distance of 171.35 feet; thence turn an angle of 52 deg. 35 min. to the left and run along margin of said road a distance of 188.78 feet; thence turn an angle of 39 deg. 53 min. to the right and run along margin of said road a distance of 84.60 feet; thence turn an angle of 129 deg. 13 min. to the right and run a distance of 999.01 feet to the point of beginning, situated in the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

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 28 day of September, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Harry L. Phillips and Sue Phillips, 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 28 day of September, A. D., 1969.

Notary Public.