

State of Alabama

Know All Men By These Presents,

~~County~~ SHELBY COUNTY

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

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

acknowledged we, Robert D. Phillips and wife, Patricia Phillips

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

Roland J. North and wife, Della Mae North

(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, Pages 32 and 33, in the Office of the Judge of Probate of Jefferson County, Bessemer Division, also being recorded in the Birmingham Division in Volume 17, Page 64.

Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama; said corner also being the NW corner of said Lot 19; thence run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$, 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 SW corner of said Lot 19; thence 95° 03' 45" to the left and run in an Easterly direction a distance of 250.96 feet to the SE corner of said Lot 19; thence 84° 56' 15" 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° 45' to the left and run in a North-westerly direction a distance of 52.83 feet; thence 79° 36' to the left and run in a South-westerly direction a distance of 7.55 feet; thence 90° 00' to the right and run in a North-westerly direction a distance of 127.02 feet; thence 21° 00' to the right and run in a North-westerly direction a distance of 58.18 feet; thence 35° 01' to the right and run in a Northerly direction a distance of 120.67 feet; thence 79° 40' to the left and run in a Westerly direction 16.0 feet to the point of beginning.

Subject to easements and restrictions of record. Mineral and mining rights excepted.

\$19,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Robert Dean Phillips and Robert D. Phillips are one and the same person.

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 1970 taxes;

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, this 18th day of August, 1970.

WITNESS:

Robert D. Phillips
Robert D. Phillips
Patricia R. Phillips
Patricia Phillips

L 12996
BIRMINGHAM FEDERAL SAVINGS & LOAN ASSN.
511 SOUTH 20th ST. BIRMINGHAM, ALA.
RETURN TO

Robert D. Phillips and wife,

Patricia Phillips
TO

Roland J. North and wife,

Della Mae North

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

8.50
1.45
7.95

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1565 LOUISVILLE, KENTUCKY 40201

State of ILLINOIS

General Acknowledgment

Cook

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Phillips 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 18th day of August A. D., 1970.

My Commission expires 7/21/74

George D. Pritchard
Notary Public

State of ALABAMA

General Acknowledgment

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Phillips 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August A. D., 1970.

[Signature]
Notary Public

State of

Corporation Acknowledgment

COUNTY

I, 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

19

Notary Public

STATE OF ALA. SEC. 151 CO.
INSTRUMENT NO. 855
1970 AUG 27 9:33
U.C. FILE NO. 855
DEC. EX. 2 PAGE NO. 1000 ABOVE
Conceding Fee

Book 269 - Page 619