

This instrument was prepared by

(Name) Bonner & Davis Realty Company

(Address) 2500 Rocky Ridge Road, Birmingham, Ala.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 - - - - - DOLLARS and other considerations

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

Mary L. White and husband, Ellis E. White

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

Myrtle V. Phillips and husband, J. W. 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:

Lot No. 29 of Sector Two, Brookstone Subdivision, according to map or plat recorded in Map Book 5 at page 14, Office of Judge of Probate of Shelby County, Alabama.

Subject to restrictive covenants recorded in Deed Book 249 at pages 924-926 and restrictive covenant corrective amendment recorded in Deed Book 251 at page 930, and also subject to transmission line permits to Alabama Power Company and Southern Bell Telephone & Telegraph Company, and subject to 50 foot building setback line from Valley View Road.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 NOV 12 PM 3:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. J. M. Davis
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 24th day of June, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Mary Louise White (Seal)
Mary L. White

Ellis E White (Seal)
Ellis E. White

General Acknowledgment

STATE OF ALABAMA

JEFFERSON

COUNTY

J. B. Davis

Notary Public in and for said County, in said State, hereby certify that Mary L. White and husband, Ellis E. White

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 24th day of June, A. D., 1970

J. B. Davis

Notary Public.