

This instrument was prepared by Jack E. Propst

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Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 (\$1.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. Kenneth Holt, and wife, Peggie A. Holt,

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

Harold A. Phillips, Sr., and wife, Dorothy N. 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 S.E. corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Sec. 7, T20S, R3W, Shelby County, Alabama. Run thence west along the south line of said quarter-quarter section 671.91' to a point, thence $138^{\circ} 25' 48''$ right 431.18' to a point on the southwesterly boundary of a 30' wide public road, thence $90^{\circ} 00'$ left 191.63' along said southwesterly boundary to the point of beginning, thence $90^{\circ} 00'$ left 227.31' to a point, thence $90^{\circ} 00'$ right 29.89' to a point, thence $90^{\circ} 00'$ right 227.31' to a point on aforementioned southwesterly road boundary, thence $90^{\circ} 00'$ right 29.89' along said boundary to the point of beginning.

Said tract lying and being located in the S.W.¼ of the N.W.¼ of Section 7, T20S, R3W, Shelby County, Alabama, and containing 0.16 acres more or less.



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Shelby Cnty Judge of Probate, AL
06/07/1971 12:00:00 AM FILED/CERT

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 First day of June, 1971.

WITNESS:

WITNESS:
Alvin Miller (Seal)

Susan Beares (Seal)

.(Seal)

W. Kenneth Holt (Seal)
W. KENNETH HOLT

..... (Seal)
PEGGIE A. HOLT

Peggie A. Holt (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

....., a Notary Public in and for said County, in said State,
 hereby certify that W. Kenneth Holt, and wife, Peggie A. Holt
 whose name s 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 1st day of June A. D., 1971

Notary Public.