

3132

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Thousand One Hundred Twenty Five and No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas R. Phillips and wife, Elsie Phillips, John L. Phillips and wife, Clara Phillips, Earl C. Phillips and wife, Helen Louise Phillips, Betty Phillips Rice and husband, Charles Rice, Susie Breland and husband, Ronnie Breland, Gary D. Phillips and wife, Karl R. Phillips, James E. Phillips and wife, Pamela J. Phillips and Don E. Phillips and wife, Sharon A. Phillips; and Frances Phillips, a widow.

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

Earl C. Phillips and wife, Helen Louise 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:

Begin at the southwest corner of the NW 1/4 of SW 1/4 of SW 1/4, Section 12, Township 22, Range 4 West; run thence North along the west line of said 10 acre tract 333 feet more or less to the southwest corner of the north half of said 10 acre tract; run thence East along the south line of the north half of said 10 acre tract 144 feet more or less to the east line of the Montevallo-Boothton Road right of way; run thence South parallel with the west line of said 10 acre tract 173 feet to a point; run thence East parallel with the south line of said 10 acre tract 512 feet more or less to the east line of said 10 acre tract; run thence South along the east line of said 10 acre tract 160 feet more or less to the southeast corner of said 10 acre tract; run thence West along the south line of said 10 acre tract to the point of beginning. Minerals and mining rights excepted. Also right of way of Montevallo-Boothton Road excepted.

The Grantors warrant that R. L. Phillips and Ida Phillips, the former owners of the above described property, are both deceased; that said R. L. Phillips and Ida Phillips were never married, except to each other; that said R. L. Phillips and said Ida Phillips had only seven children ever born of their marriage, namely, the grantors, Thomas R. Phillips, John L. Phillips, Earl C. Phillips, Betty Phillips Rice, and the following three children who each predeceased said R. L. Phillips and Ida Phillips, namely, Owen Phillips, James Phillips, and Edith Phillips Freeze. That said Owen Phillips had only one child ever born of him, namely, the grantor, Susie Breland; that said Edith Freeze never had any children born of her; and that said James Phillips had only three children ever born of him, namely, the grantors, Gary D. Phillips, James E. Phillips, and Don E. Phillips; that Frances Phillips is the widow of said James Phillips.



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Shelby Cnty Judge of Probate, AL  
06/11/1971 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.

BOCV 268  
258

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 ~~my~~ (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 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 hands and seals this \_\_\_\_\_ day of February, 19 71.



Thomas R. Phillips (SEAL)  
Thomas R. Phillips

James E. Phillips (SEAL)  
James E. Phillips

Elsie Phillips (SEAL)  
Elsie Phillips

Janella J. Phillips (SEAL)  
Janella J. Phillips

John L. Phillips (SEAL)  
John L. Phillips

Don E. Phillips (SEAL)  
Don E. Phillips

Clara Phillips (SEAL)  
Clara Phillips

Sharon A. Phillips (SEAL)  
Sharon A. Phillips

Earl C. Phillips (SEAL)  
Earl C. Phillips

Frances Phillips (SEAL)  
Frances Phillips

Helen Louise Phillips (SEAL)  
Helen Louise Phillips

\_\_\_\_\_ (SEAL)

Betty Phillips Rice (SEAL)  
Betty Phillips Rice

\_\_\_\_\_ (SEAL)

Charles Rice (SEAL)  
Charles Rice

\_\_\_\_\_ (SEAL)

Susie Breland (SEAL)  
Susie Breland

\_\_\_\_\_ (SEAL)

Ronnie Breland (SEAL)  
Ronnie Breland

\_\_\_\_\_ (SEAL)

Gary D. Phillips (SEAL)  
Gary D. Phillips

\_\_\_\_\_ (SEAL)

Karol R. Phillips (SEAL)  
Karol R. Phillips

\_\_\_\_\_ (SEAL)

BOOK 268 PAGE 259



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06/11/1971 12:00:00 AM FILED/CERT





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Shelby Cnty Judge of Probate, AL  
06/11/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas R. Phillips and wife, Elsie Phillips, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of June, 1971.

W. A. Hays  
Notary Public

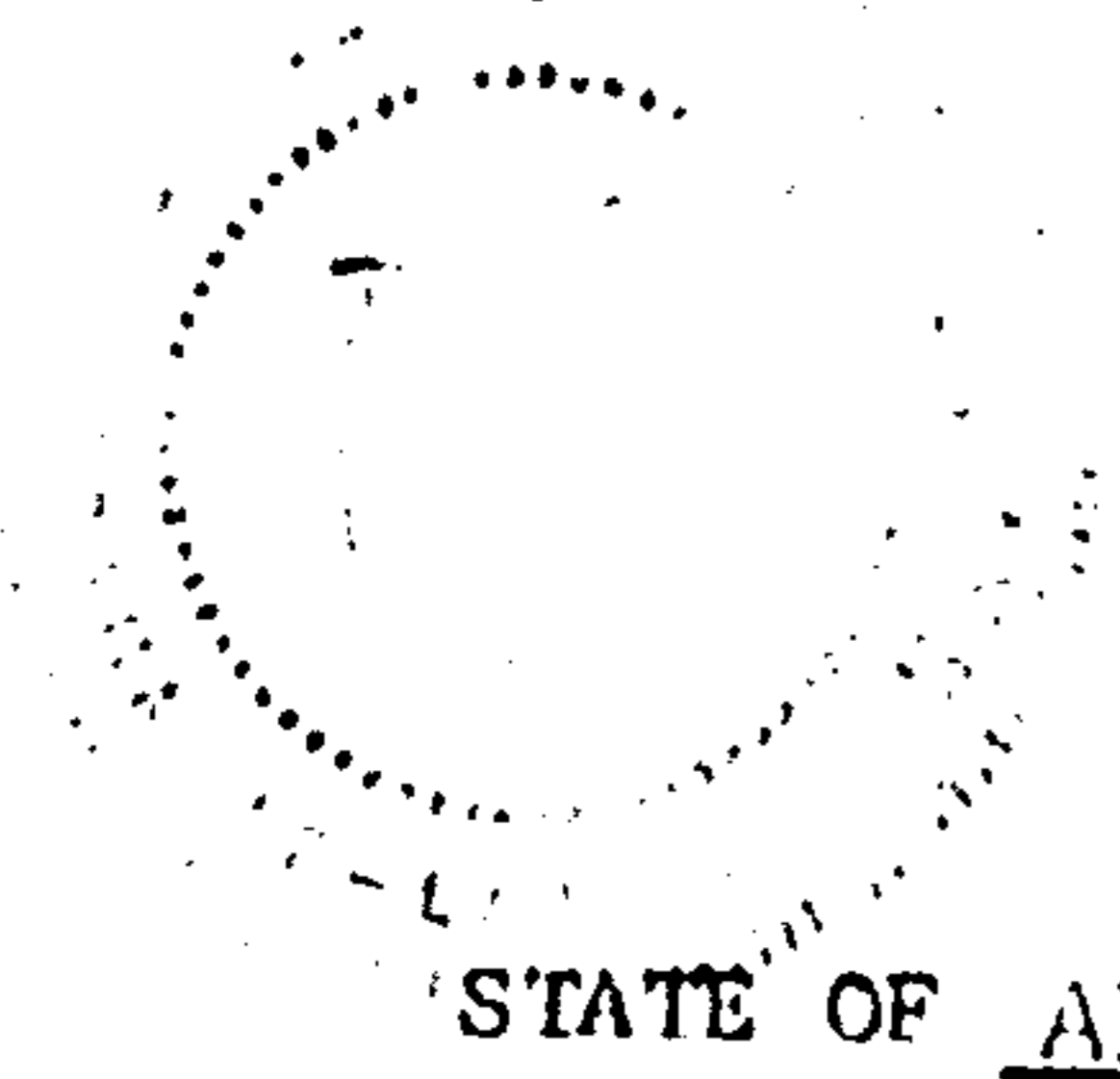


STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Phillips and wife, Clara 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 4 day of June, 1971.

W. A. Hays  
Notary Public

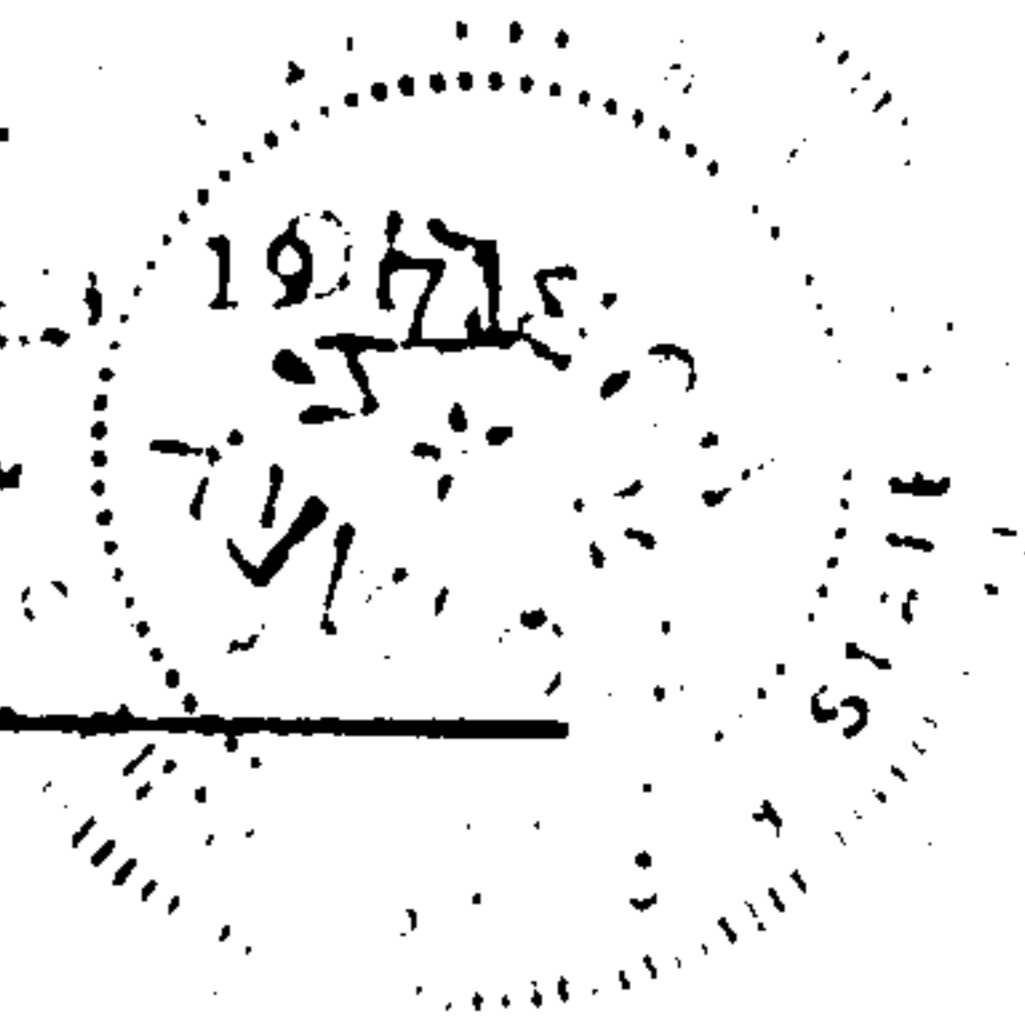


STATE OF ALABAMA  
COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Earl C. Phillips and wife, Helen Louise 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 11<sup>th</sup> day of June, 1971.

W. A. Hays  
Notary Public



STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Phillips Rice and husband, Charles Rice, 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 5 day of June, 1971.

W. A. Hays  
Notary Public



BOOK 268 PAGE 260



STATE OF Ohio  
Shelby COUNTY

I, Justine of the Case, a Notary Public in and for said County in said State, hereby certify that Ronnie Breland and Susie Breland and husband, 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 1 day of May, 1971.

J E Shoos  
Notary Public  
Justine of the Case

STATE OF INDIANA  
LAKE COUNTY

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that Gary D. Phillips and Karol R. 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 7th day of June, 1971.

Dessa Vrtikapa  
Dessa Vrtikapa, Notary Public

My commission expires:  
January 21, 1975

STATE OF INDIANA  
Shelby COUNTY

I, TAMARA J. Phillips, the undersigned, a Notary Public in and for said County in said State, hereby certify that James E. Phillips and wife, 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 10 day of May, 1971.

Dessa Vrtikapa  
Notary Public

My Comm. exp - 1-21-75

STATE OF INDIANA  
Shelby COUNTY

I, Sharon Phillips, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don E. Phillips and wife and Frances Phillips, a widow, 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 11 day of May, 1971.

Dessa Vrtikapa  
Notary Public

My Comm. exp - 1-21-75

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BOOK 268 PAGE 261

STATE OF INDIANA, SHELBY CO. NOTARY PUBLIC. THIS INSTRUMENT FILED WITH THE CLERK OF COURT ON 11/11/71 11:08 AM.