

3710

(Name) Karl C. Harrison  
(Address) Columbiana, Alabama

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  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Melvin Phillips and wife, Margaret Ann Phillips  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James J. Martin and Marjorie E. Martin  
(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 northeast corner of the NW<sub>4</sub> of NW<sub>4</sub>, Section 22, Township 21, Range 3  
West and run thence south 2 deg. 30 min. east a distance of 208.71 feet; thence continue  
south 2 deg. 30 min. east a distance of 104.71 feet to the point of beginning of the  
lot herein conveyed; thence continue south 2 deg. 30 min. east a distance of 104.00  
feet; thence run south 87 deg. 30 min. west a distance of 208.71 feet to the east  
line of a 20' street; thence run north 2 deg. 30 min. west along the east line of said  
20' street a distance of 104.71 feet; thence run north 87 deg. 30 min. east a distance of  
208.71 feet to the east line of said 1-4 Section to the point of beginning.

19710625000026110 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/25/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 JUN 25 AM 10:20  
UCC FILE NUMBER OR  
REC. OR. & PAGE AS SHOWN ABOVE  
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 hereto set our hand(s) and seal(s), this 24th  
day of June, 1971.

WITNESS:

(Seal) James Melvin Phillips (Seal)  
(Seal) Margaret Ann Phillips (Seal)  
(Seal)

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STATE OF ALABAMA  
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that James Melvin Phillips and wife, Margaret Ann Phillips  
whose name & age 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 24 day of June, A. D. 1971  
Harold A. Hickman  
Notary Public.