

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-15 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 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,

Frances W. Phillips and husband, Fred F. Phillips (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas L. Phillips and Helen H. 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:

That certain parcel or tract of land situated in the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, described as follows, to-wit: Beginning at the point of intersection of the east and west center line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2 with the southeasterly right-of-way line of the Montevallo and Ashville paved highway as now located; run thence in a southwesterly direction along the easterly right-of-way line of said Montevallo and Ashville paved highway a distance of 330 feet; run thence in a southeasterly direction a distance of 700 feet to the point of intersection of said distance with the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2; run thence east and along the south line of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2 to the center line of John Allen Branch; run thence in a northerly and northwesterly direction along the center line and with the meanderings of said John Allen Branch to the point of intersection of said center line of said Branch with the east right-of-way line of said Montevallo and Ashville paved Highway; run thence in a southwesterly direction along the easterly right-of-way line of said Highway to the point of beginning.

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Shelby Cnty Judge of Probate, AL
07/01/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUL 1 1971
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1971 JUL -1 PM 3:30
Deed Clerk
JUDG. 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 May, 1971

WITNESS:
J. V. Carr (Seal)
J. V. Carr (Seal)
(Seal)

Frances W. Phillips (Seal)
Frances W. Phillips
Fred F. Phillips (Seal)
Fred F. Phillips (Seal)

GEORGIA
STATE OF ~~Alabama~~

Fulton COUNTY

General Acknowledgment

I, E. Jean Higgins, a Notary Public in and for said County, in said State, hereby certify that Frances W. Phillips and husband, Fred F. 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 24th day of May, A. D., 1971

E. Jean Higgins
NOTARY PUBLIC, STATE AT LARGE
MY COMMISSION EXPIRES FEBRUARY 12, 1972