

5104
This instrument was prepared by

(Name) Joanne F. Furner, Attorney at Law

(Address) 2028 Kentucky Avenue, Birmingham, Alabama 35216

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 Six Thousand Five Hundred and no/100 (\$ 6,500.00)-----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,

DONALD PHILYAW and wife, LILA MAE PHILYAW

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

WILLIE VIRTIE GRIMES and wife, MARY Lucile GRIMES

(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:

A part of the NE 1/4 of the NE 1/4 of Section 28, T-19-S, R-2-W, described as follows: Commence at the NE corner of Section 28, T-19-S, R-2-W, thence run along the north line of said section for a distance of 1103.90 ft., thence turn left an angle of 104 degrees 10 minutes and run a distance of 590.00 ft. to the point of beginning; thence continue in the same direction a distance of 213.69 ft., thence turn left an angle of 88 degrees 34 minutes 00 seconds and run a distance of 179.13 ft.; thence turn left an angle of 91 degrees 26 minutes 00 seconds and run a distance of 238.80 ft., thence turn left an angle of 96 degrees 35 minutes and run a distance of 180.00 ft. to the point of beginning, situated in the NE 1/4 of the NE 1/4 of Section 28, T-19-S, R-2-W, Shelby County, Alabama.

The Grantees herein, as part of the foregoing recited consideration assume that certain mortgage executed by the Grantees herein to Jefferson Federal Savings & Loan Association, which mortgage is recorded in Real Vol. 296, at Page 429, in the Office of the Judge of Probate of Jefferson County.

\$ 2,500.00 of the recited consideration is represented by a note executed this date by the Grantees to the Grantors, payable \$500.00 annually with interest at the rate of 6 per cent per annum on the unpaid balance.

This deed is being filed only for the purposes of correcting the description.

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 August 31 day of 1971.

WITNESS:

Joanne F. Furner (Seal)

J. W. E. Thompson (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Janice C. Kopp, a Notary Public in and for said County, in said State, hereby certify that Donald Philyaw and wife, Lila Mae Philyaw whose names 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 31st day of August A. D., 1971.



19710927000040300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/27/1971 12:00:00 AM FILED/CERT

Janice C. Kopp
Notary Public.

REC. FILED IN THE OFFICE OF THE JUDGE OF PROBATE
SHELBY COUNTY, ALABAMA
1971 SEP 27 AM 11:30
INST. NO. 171-111
THIS INSTRUMENT WAS FILED
CORRECTED

BOOK 270 PAGE 157