

This instrument was prepared by

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Attorney at Law
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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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----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 $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 22, Township 21, Range 3 West and run thence South 2 deg. 30 min. East a distance of 208.71 feet to the point of beginning; thence continue south 2 deg. 30 min. East a distance of 104.71 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 $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees herein dated June 24, 1971 and recorded in Deed Book 268, Page 578 in the Probate Office of Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
03/13/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
RECEIVED & PAGE AS SHOWN ABOVE
1972 MAR 13 AM 10:52
UCC FILE NUMBER OR
INSTRUMENT WAS FILED
1972 MAR 13 AM 10:52

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 10th day of March, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

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

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Martha B. Garner, a Notary Public in and for said County, in said State, hereby certify that James Melvin Phillips and wife, Margaret Ann 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 10th day of March, A.D., 1972.

Martha B. Garner
Notary Public.