

This instrument was prepared by

(Name) Richard A. Groenendyke, Jr.

620 North 22nd Street

(Address) Birmingham, Alabama 35203

3379

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 337-57

That in consideration of Thirty-Three Thousand Nine Hundred and No/100-----DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Stephen David Phillips and Susan Williams 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:

Lot 33, according to the Survey of Woodland Hills, First Phase,
Second Sector, as recorded in Map Book 5, Page 137, in the
Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current Taxes; (2) 35 foot building
line and 7.5 foot easement on northwest and southeast sides as shown
by recorded map; (3) Easement to Alabama Power Company and Southern
Bell Telephone & Telegraph Company recorded in Volume 279, page 780.

\$33,900.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

BOOK 285 PAGE 180



19740204000005550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 4 PM 2:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conservatory
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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except current ad valorem taxes as set out above;

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of January 19 74

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin

President

Secretary

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Roy L. Martin
whose name as President of ROY MARTIN CONSTRUCTION, INC.
a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 7th day of January 19 74

Donald R. Murphy
Notary Public