

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
03/12/1974 01:00:00 AM FILED/CERT

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 Fifteen Thousand and no/100 (\$15,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred F. Phillips and wife, Frances W. Phillips

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

Wesley A. Thigpen and wife, Willetta B. Thigpen

(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:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16 in Block A;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, and 25, 27, 28, 29, 30, 31, and 32, in Block B;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, and 17, in Block C;

Lot 2 in Block E;

All according to map of Riverview Subdivision as recorded in Map Book 4, page 63 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO Restrictive covenants and utility easements of record.

The grantors also convey to the grantees herein any interest they may have in the following described tract of land, excepting all rights, title, and interests acquired by the Alabama Power Company by the deed executed by the grantors, Fred F. Phillips and wife, Frances W. Phillips, on June 24, 1966, as recorded in Deed Book 243, Page 654:

A tract or parcel of land lying and being in Sec. 18, T21S, R2E, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Said Sec. 18, thence East along Section line 660.96 ft., then thence turn an angle of 90 deg. 37 min. to the right and run 2492.78 feet to point of beginning of parcel herein conveyed, thence turn an angle of 93 deg. 20 min. to the left and run 250.42 ft., thence turn an angle of 86 deg. 40 min. to the left and run 149.92 ft, thence turn an angle of 86 deg. 40 min. to the right and run 801.36 ft., thence turn an angle of 93 deg. 20 min. to the right and run 1631.1 ft. to the North bank of the Coosa River, thence turn an angle of 123 deg. 09 min. to the right and run along North bank of the Coosa River to the intersection with the continuation of that line that turns an angle of 90 deg. 37 min. to the right from a point on the North section line 660.96 ft. East of the NW corner of said Section 18, thence North along last mentioned line above to the point of beginning.

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 5th

day of March, 1974

(Seal)

(Seal)

(Seal)

Fred F. Phillips (Seal)

Frances W. Phillips (Seal)

(Seal)

STATE OF GEORGIA

Fulton

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred F. Phillips and wife, Frances W. 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 5th day of March, A. D., 1974

E. Jean Higgins
Notary Public.

BOOK 285 PAGE 699
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed 2/26/74 1:12 PM
1974 MAR 12 PM 1:12
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
C. J. JUDGE OF PROBATE