

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 love and affection and One and No/100 (\$1.00)----- DOLLARS

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

Earl C. Phillips and wife, Helen Louise Phillips

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

Earl C. Phillips and wife, Helen Louise 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:

Commence at the Southwest corner of the NW¼ of SW¼ of SW¼ of Section 12, Township 22, Range 4 West and run thence North along the West line of said 10 acre tract 330 feet, more or less, to the Southwest corner of the North Half of said 10 acre tract; thence run East along the South line of the North Half of said 10 acre tract 144 feet, more or less, to the East right of way line of the paved Montevallo-Boothton Highway, which is the point of beginning of the parcel herein described; thence continue East along the same course a distance of 406 feet, more or less, to the Northwest corner of a parcel heretofore conveyed; thence run South, parallel with the West line of said quarter-quarter-quarter section, a distance of 330 feet, more or less, to a point on the South line of said quarter-quarter-quarter section; thence run West, along the South line of said quarter-quarter-quarter section, a distance of 422 feet, more or less, to a point on the East right of way line of said Montevallo-Boothton Highway; thence run Northerly or Northeasterly, along the East right of way line of said Montevallo-Boothton Highway, a distance of 330 feet, more or less, to the point of beginning.

Minerals and mining rights excepted, and subject to easements and rights of way of record.



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Shelby Cnty Judge of Probate, AL
07/24/1974 12:00:00AM FILED/CERT

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

day of July, 1974

WITNESS:

(Seal)

(Seal)

(Seal)

Earl C. Phillips
Helen Louise Phillips

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl C. Phillips and wife, Helen Louise Phillips whose name S 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 July, A. D. 1974

Notary Public