4950

James J. Odom, Jr. 620 North 22nd Street Birmingham. Alabama

ALABAMA TITLE CO., INC. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

Dee 1119 346-296

Thirty-six Thousand and No/100-That in consideration of DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we.

John M. Moody and wife, Andrea L. Moody,

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

Robert Neil Phillips and Susan 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 County, Alabama to-wit: in Shelby

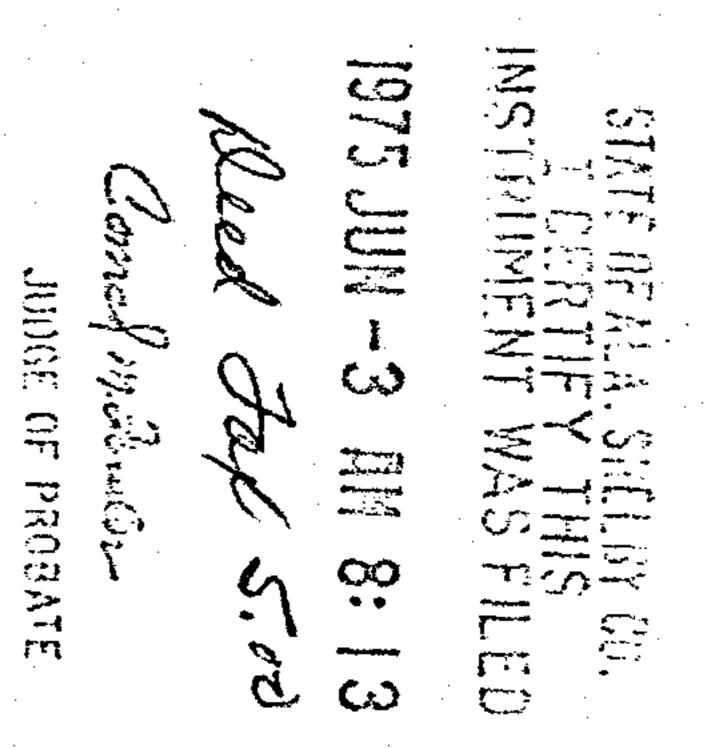
Lot 8, in Block 7, according to the Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants filed July 28, 1972, recorded in Misc. Book 1, Page 836; (3) A 30 foot building set back line from Canterbury Road as shown by record map; (4) A 7.5 foot utility easement across the South and West sides of said lot as shown by record map.

\$31,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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BOOK 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 X (we) do, for XXXXXX ourselves) and for rXX (our) heirs, executors, and administrators covenant with the said GRANTEES. their heirs and assigns, that Lang (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K(we) have a good right to sell and convey the same as aforesaid; that X (we) will and MX (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 and seals

30 th, this

day of

May

, 1975.

Andrea L. Moody

State of

JEFFERSON

me on this day, that, being informed of the contents of the conveyance

General Acknowledgement

the undersigned

day of

, a Notary Public in and for said County, in said State,

hereby certify that

whose name S

John M. Moody and wife, Andrea L. Moody, signed to the foregoing conveyance, and who

are

known to me, acknowledged before executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

are

30th

May

they

Notary Public

FORM *ATC-3