

This instrument prepared by

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

6472

That in consideration of Eleven Thousand and no/100 (\$11,000.00) DOLLARS and the assumption of the mortgage recorded in Volume 327, Page 472, Probate Office of Shelby County, Alabama.

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

George E. Kelley and wife, Teresea P. Kelley

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

William E. Phillips and Deanne K. Phillips

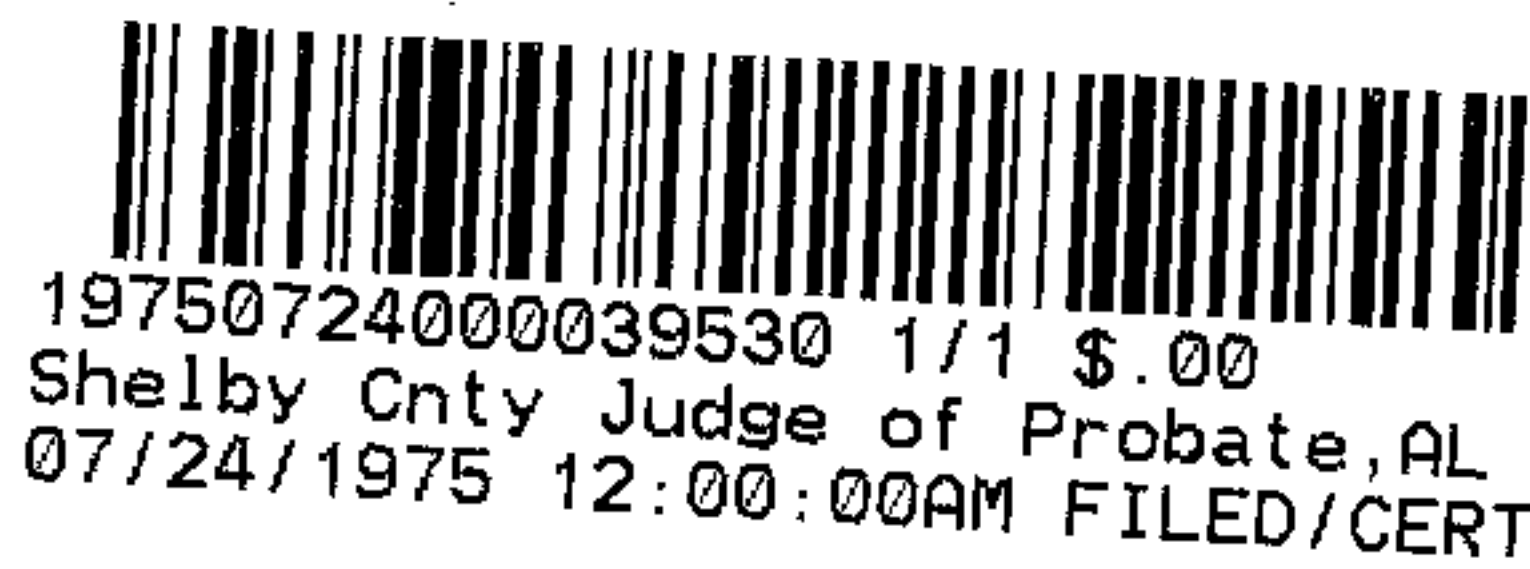
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 4, Block 1, according to the map and survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage and to comply with all terms, conditions and provisions of the Note evidencing said indebtedness and the Mortgage securing the same.



BOOK 293 PAGE 559

1975 JUL 24 AM 8:45
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JUDGE OF PROBATE
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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 (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 22nd day of July, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

George E. Kelley (Seal)
GEORGE E. KELLEY

Teresea P. Kelley (Seal)
TERESE P. KELLEY

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that George E. Kelley and wife, Teresea P. Kelley 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 22nd day of July, A. D., 1975

Larry L. Halcomb

Notary Public.