

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frances W. Phillips and husband, Fred Phillips; Thomas L. Phillips and wife, Helen H. Phillips; and David Phillips, a single man, being the sole surviving heirs at law of L.C. Walker, dec.

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

Thomas L. Phillips and wife, Helen H. 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:

A parcel of land in the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, described as follows: Begin at the intersection of the east and west center line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2 with the southeasterly boundary of right-of-way of the Montevallo and Ashville public road; thence southwesterly along said road right-of-way 330 feet more or less; thence to the left in a southeasterly direction 700 feet more or less to the intersection with the east and west center line of said Section 2; thence to the left in an easterly direction along said center line 760 feet, more or less, to the southwesterly boundary of right-of-way of the Montgomery Highway; thence to the left in a northwesterly direction along said highway right-of-way 1725 feet, more or less, to the southeasterly right-of-way of the aforementioned Montevallo and Ashville public road; thence to the left in a southwesterly direction along said road right-of-way 1100 feet, more or less, to the point of beginning, excepting, however, out of the above described parcel of land, the right-of-way of the north bound main tract of the Louisville and Nashville Railroad.

There is included in the above described land that certain parcel conveyed to Thomas L. Phillips and wife, Helen H. Phillips on the 24th day of May, 1971, as shown in Deed Book 268, page 675 in the Probate Office of Shelby County, Alabama. It having been the intention of the parties hereto that all of said land should have been conveyed at the time of the making of the original deed.



19770112000003270 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1977 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 fourth day of November, 1976

~~FRANCIS W. PHILLIPS~~

Frances W. Phillips (Seal)

Fred Phillips (Seal)

David Phillips (Seal)

Thomas L. Phillips (Seal)

Helen H. Phillips (Seal)

David Phillips (Seal)

STATE OF ~~ALABAMA~~ GEORGIA

Fulton COUNTY

General Acknowledgment

I, E. Jean Higgins, a Notary Public in and for said County, in said State, hereby certify that Frances W. Phillips and husband, Fred Phillips and David Phillips, a single man 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 4th day of November, A. D., 1976

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Phillips and wife, Helen H. 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 7th day of January, 1977.

Martha B. Janner
Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

1977 JAN 12 PM 11:24

Deed Book 100

Consolidated

DEPT OF PROBATE



19770112000003270 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1977 12:00:00AM FILED/CERT

Return to:

Harl

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.00
4.50
1.00
65.00

Recording Fee \$
Deed Tax \$ \$

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

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BOOK