

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Four Thousand and No/100-----DOLLARS

to the undersigned grantor, W. M. Humphries Construction Company, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William N. Phillips and wife, Charlotte J. 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 164, according to the Map of Chandalar South,
Third Sector, as recorded in Map Book 6, Page 68,
in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$32,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.

\$32,000.00 of the purchase price \$74,000.00 was paid from a mortgage loan
closed simultaneously with delivery of this deed.

19780609000072690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/09/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN -9 AM 8:32 Deed 42.00
Rec. 150
JUDGE OF PROBATE
See mtg. 379-68

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Dalton H. Baggett,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of June, 19 78.

ATTEST: W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

By Dalton H. Baggett
Secretary President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Dalton H. Baggett,
whose name as President of W. M. Humphries Construction Company, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 8th day of June, 19 78.

Daniel M. Spitler
Notary Public