

This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$72,500.00)

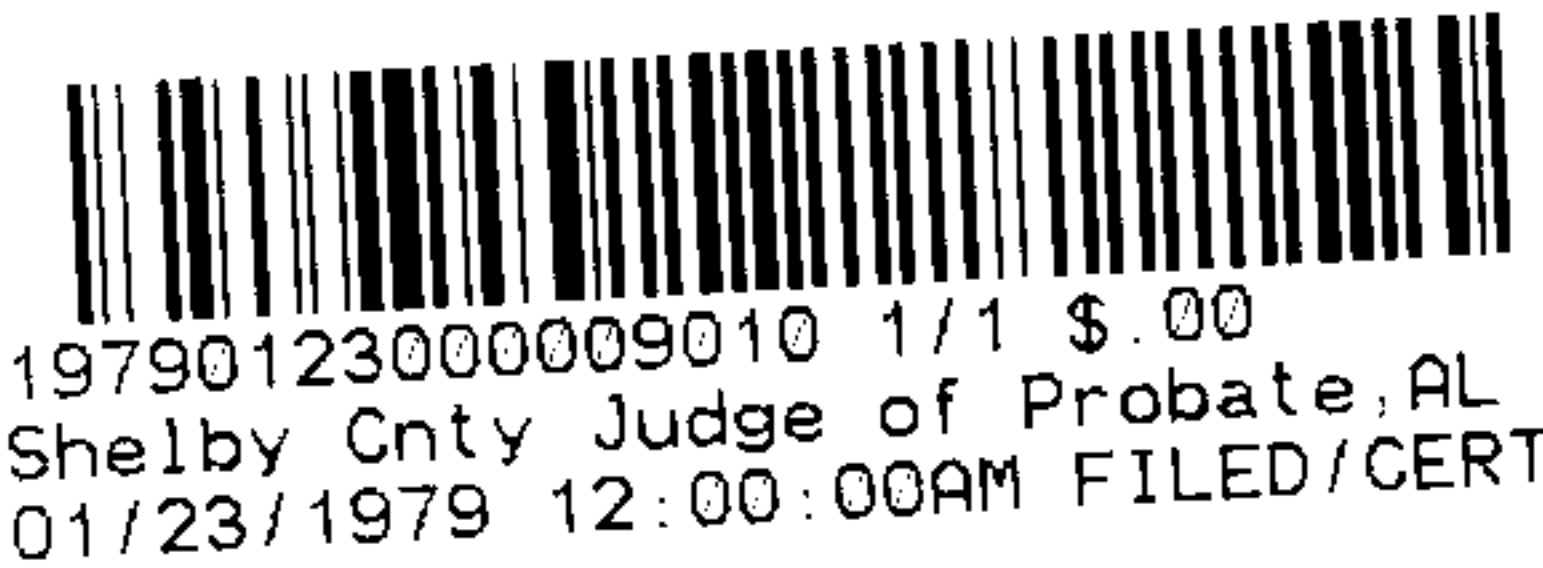
to the undersigned grantor, W. M. Humphries Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Frederick Phillips and wife, Sonja 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 163, 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.

\$72,500.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.



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,

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 19 day of January 1979
W. M. HUMPHRIES CONSTRUCTION COMPANY, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

STATE OF ALABAMA
COUNTY OF SHELBY
See entry - 387 - 614
JAN 23 AM 8:21
Rec. 150
Del. 100
250

I, Thomas A. Shawlin
the undersigned
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 19 day of January

Form ALA-33

Daniel M. Spitler

Notary Public