This instrument was prepared by

224

(Name) Calvin B. Watts

(Address) 3324 Independence Drive, Birmingham, Alabama, 35209

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 One Dollar ($1.00) and other good and valuable consideration

to the undersigned grantor, Sunny Realty, 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

Bobby Phillips and wife, Patricia 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

Commence at a point where the North boundary of Rose Lake Drive intersects the West boundary of 18th Street, according to Re-survey of Russell R. Hetz property, according to plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 119; and run thence Northerly along the West boundary of said 18th Street 88.38 feet for point of beginning of the lot herein described; thence continue Northerly along the West boundary of said 18th Street 100 feet to a point constituting the SE corner of the Charles Denaburg lots; thence turn an angle of 90 deg. to the left and run West along the South boundary of said Denaburg lots 170 feet; thence turn an angle of 90 deg. left and run thence South 50 feet; thence turn an angle of 90 deg. right and run thence 10 feet; thence turn an angle of 90 deg. left and run South 50 feet; thence turn an angle of 90 deg. left and run 180 feet to a point of beginning. Being and lying in the Town of Calera, Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

BOOK 322 PAGE 457

19791004000128620 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/04/1979 12:00:00AM FILED/CERT

1979 OCT -4 PM 3:51

Deed 1.00
Rec. 1.50
Ind. 1.00
3.50

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 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 encumbrances, 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, Norman L. Collum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of October 19 79

ATTEST:

Secretary

SUNNY REALTY, INC.

By Norman L. Collum
Norman L. Collum President

STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Norman L. Collum whose name as the President of Sunny Realty, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 2nd day of October 19 79

Notary Public

HARRISON and CONWILL