This instrument was prepared by

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

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 Fifty-seven Thousand, Nine Hundred and No/100---------Dollars

to the undersigned grantor, Cornerstone Properties, 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

Frank Phillips and Linda 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 21, in Block 7, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35-foot building set back line from Southwind Circle; (3) Utility easements as shown on recorded map; (4) Restrictions recorded in Misc. Book 27, Page 978; (5) Permit to Alabama Power Company recorded in Deed Book 316, Page 359; (6) Easements regarding underground cables recorded in Misc. Book 28, Page 646; (7) Agreement with Alabama Power Co. recorded in Misc Book 28, Page 647.

BOOK 322 PAGE 711

$44,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19791017000135480 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/17/1979 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 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, Donald M. Acton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of Oct., 19 79.

ATTEST: CORNERSTONE PROPERTIES, INC.

Secretary By Donald M. Acton
President
Donald M. Acton,

Rec 7279 347-360
deed tax 13.00
rec 1.50
mtg 1.00
15.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

OCT 17 AM 9 55

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Donald M. Acton whose name as President of Cornerstone Properties, 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 15th day of October, 19 79.

W. A. JENKINS, JR.
300-12 FRANK NELSON BUILDING
BIRMINGHAM, ALABAMA 35203

Notary Public