

This instrument was prepared by

(Name) Daniel L. Atchison

Address 1209 Indian Hills Rd.

(Address) 1809 Indian Hills Road, Pelham, Alabama 35124

Pelham 35124

Zip

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Four Thousand Two Hundred and No/100 (\$84,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel L. Atchison and wife, Margaret Atchison
(herein referred to as grantors) do grant, bargain, sell and convey unto

John David Phillips and wife, Jo Anne 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:

Lot 2, in Block 3, according to the survey of First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of Shelby, County, Alabama.

Subject to easements restrictions and rights of way of record.

\$75,780.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19800828000095610 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/28/1980 00:00:00 FILED/CERTIFIED

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 26th day of August, 1980.

WITNESS:

Deed 8.50 (Seal)
Fec. 150
Jud. 100 (Seal)
11.00
Security 405-201 AUG 28 11 8:49 (Seal)

Daniel L. Atchison (Seal)
Margaret Atchison (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel L. Atchison and wife, Margaret Atchison, 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 26th day of August, A. D., 1980



Joe L. Phillips
Notary Public.

P. O. BOX 122 BIRMINGHAM AL 35202