

STATE OF ALABAMA )  
SHELBY COUNTY )

362

19810812000087980 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
08/12/1981 00:00:00 FILED/CERTIFIED

In consideration of one hundred dollars (\$100.00) and other good and valuable considerations paid to The First National Bank of Birmingham, a national banking association, (hereinafter called Grantor) by Michael G. Phillips and Janis L. Phillips (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the 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:

Lot 29, according to the Survey of The Willow Ridge Addition to Indian Springs as recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 7, page 76.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1981; (2) all existing rights-of-way, encroachments, party walls, building restrictions, zoning laws and regulations, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines and any matters not of record, if any, which would be disclosed by an inspection and survey of the above described real estate; (3) building line and easements as shown by the recorded Survey; (4) utility easement granted by the instrument recorded in Volume 214, page 613; (5) right-of-way granted to South Central Bell Telephone & Telegraph Company by the instrument recorded in Volume 313, page 707.

(When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama).

To have and to hold to the 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.

In witness whereof, The First National Bank of  
Birmingham has caused this instrument to be executed by its  
duly authorized corporate officer, on this 28<sup>th</sup> day of  
July, 1981.

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ATTEST:

Aime H. Hargis  
Its Branch Officer

THE FIRST NATIONAL BANK OF  
BIRMINGHAM

By Raymond R. Rindson  
Its Vice President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said  
County in said State, hereby certify that \_\_\_\_\_  
whose name as Vice President of The First National Bank of  
Birmingham, a national banking association, is signed to the  
foregoing instrument, and who is known to me, acknowledged  
before me on this day that, being informed of the contents of  
the instrument, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said  
national banking association.

Given under my hand and seal of office this \_\_\_\_\_  
day of July, 1981.

Alynn M. Rindson  
Notary Public, Alabama State at Large  
My Commission Expires December 12, 1984  
Bonded by St. Paul Fire & Marine Insurance Co.



NOTARY MUST AFFIX SEAL

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1981 AUG 12 AM 9:04

Frank C. Galloway, Jr.  
JUDGE OF PROBATE

Need tax 1000  
Rec. 300  
100  
1400

THIS INSTRUMENT PREPARED BY:  
FRANK C. GALLOWAY, JR.  
GABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL  
1900 First National-Southern Natural Bldg.  
Birmingham, Alabama 35203