



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand and NO/100 (16,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Floyd Lucas and Sherry G. Lucas, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Vandiver H. Phillips and Cheryl B. 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:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Sec. 1, Tsp. 20 So., Range 1 West, thence run Southerly along the West boundary line of said 1/4-1/4 section for 280.0 ft.; thence turn 91 deg.27' to the left and run easterly 980.0 ft.; thence turn 88 deg.33' to the left and run northerly 400 ft., thence turn 91 deg.27' to the left and run westerly 980.0 ft., more or less, to a point on the west boundary line of the SW 1/4 of the NE 1/4 of Sec. 1, Tsp. 20 South, Range 1 West, thence run southerly along the west boundary line of last said 1/4-1/4 section 120.0 ft. to the point of beginning. This land being part of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Tsp. 20 So., Range 1 West. LESS AND EXCEPT that part of said property lying west of Shelby County Road #447. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to ad valorem taxes for the current tax year.
Also subject to easements and restrictions of record.

\$9,000.00 of the purchase price recited above was paid from 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 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 4th day of November 82

WITNESS:

See P. 424 ps. 436

Recd Tax 7.00 (Seal)

1982 NOV -8 AM 8:45

Rec. 1.50 (Seal)

9.50 (Seal)

Floyd Lucas (Seal)
Floyd Lucas

Sherry G. Lucas (Seal)
Sherry G. Lucas

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd Lucas and wife, Sherry G. Lucas, whose name 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 hand and official seal this 4th November, 1982