

The value of the property conveyed is \$62,000.00.

1024

DEED OF TRUST

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That,

We, William C. Chandler and Martha S. Chandler, individually and as husband and wife and as wife and husband, herein referred to as "Grantors," in consideration for and by reason of the love and affection which we bear for our children, Carroll Chandler Phelps, Martha Elizabeth Chandler, and William Robert Chandler, have given, granted, bargained and sold, and by these presents do hereby give, grant, bargain, sell and convey unto Carroll Chandler Phelps, As Trustee, her successors and assigns, for uses and purposes, under terms and conditions, and with powers and duties set forth in and declared in that certain Deed of Trust by C. E. Robert Parker, As Trustee, to Carroll L. Chandler, As Trustee, referred to therein and will hereafter be referred to as the Parker Trust, which Deed of Trust bears date of the 21st day of May, 1974, and appears of record in Deed Book 287, at Page 19, in the Office of the Judge of Probate of Shelby County, Alabama, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 33, Township 21, Range 3 West, less and except the right-of-way of the Southern Railway Company and the right-of-way of the Montevallo-Elyton Public Road (Shelby County Road No. 17); and, subject also to all easements or rights-of-way of record against said property or visible upon a physical inspection thereof.

TO HAVE AND TO HOLD unto Carroll Chandler Phelps, As Trustee, her successors and assigns FOREVER, in trust, however, for uses and purposes, under the terms and conditions, and with the powers and duties set forth and declared in that certain Deed of Trust by C. E. Robert Parker, As Trustee, To Carroll L. Chandler, (now by marriage Carroll Chandler Phelps), As Trustee, which Deed of Trust bears date of the 21st day of May, 1974, and appears of record in

✓ *Scott M. Phelps, Esquire*
BRADLEY, ARANT, ROSE & WHITE
1400 PARK PLACE TOWER
BIRMINGHAM, ALABAMA 35203

THIS INSTRUMENT PREPARED BY
HILL, HILL, CARTER, FRANCO, COLE & BLACK
HILL, HILL, CARTER, FRANCO, COLE & BLACK

BOOK 352 PAGE 952

WJH

Deed Book 287, at Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

We do covenant with the said Carroll Chandler Phelps, As Trustee, her successors and assigns, that we are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as set forth above; that we have a good right to sell and convey the same to the said Carroll Chandler Phelps, As Trustee, her successors and assigns, and that we will WARRANT AND DEFEND the premises to the said Carroll Chandler Phelps, As Trustee, her successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this, the 29th day of December, 1983.

William C. Chandler (L.S.)
William C. Chandler

Martha S. Chandler (L.S.)
Martha S. Chandler

STATE OF ALABAMA

MONTGOMERY COUNTY

I, Virginia W. Edwards, a Notary Public in and for said County in said State, do hereby certify that William C. Chandler and Martha S. Chandler, whose names are signed to the foregoing Deed of Trust, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this 29th day of December, 1983.

Virginia W. Edwards
Notary Public in and for the State of Alabama, at Large.

ALL DEEDS SUBMITTED
TO THE CLERK OF THE
COURT MUST BE
FILED WITHIN 10 DAYS

1984 JAN 24 AM 11:09

Thomas H. Jones, Jr.
CLERK OF THE COURT

Deed TAX 62.00
Rec 3.00
Jud 1.00
66.00