

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS

and other good and valuable consideration

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

James R. Fuqua and wife, Thelma Fuqua

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harry L. Phillips and Sue S. Phillips, Columbiana, Alabama 35051

(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:

That part of the W 1/2 of NW 1/4 of Section 7, lying East of Shelby County Road No. 47, being known as the Columbiana-Shelby paved road; Also all that part of the SW 1/4 of Section 7, lying East of Shelby County Road No. 47, being known as the Columbiana-Shelby paved road, and North of Shelby County Road No. 61; all being situated in Township 22 South, Range 1 East.

Being the same property conveyed by James R. Fuqua and Thelma M. Fuqua to Harry L. Phillips and wife, Sue S. Phillips by deed dated March 11, 1971, filed for record in the office of Probate Judge, County of Shelby, State of Alabama, on March 11, 1971, at 1:23 o'clock p.m., and recorded in Deed Book 266, page 584.

This deed is executed for the purpose of grantors releasing any life estate, right of possession or other interests which they have in and to the above described property.

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 6 day of February, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

1984 FEB 13 PM 1:00

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

James R. Fuqua  
Thelma Fuqua

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Fuqua and wife, Thelma Fuqua whose name s 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 6th day of February, A. D., 1984.

Return to  
WELH F

Peggy J. Letson  
Notary Public.