

This instrument was prepared by

This Form furnished by:

(Name) Courtney H. Mason, Jr.

1151

**Cahaba Title, Inc.**

(Address) 2032 Valleydale Road

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
SafeCo Title Insurance Co  
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 DOLLARS

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

Timothy A. Collins, an unmarried man

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

Gary A. Philen and wife, Lisa G. Philen

(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 137, according to the Survey of Corsentino's Addition to Eagle Wood Estates, Fourth Sector, as recorded in Map Book 8, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Company, recorded in Volume 411, Page 88, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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, I have hereunto set my hand(s) and seal(s), this 20th day of August, 1984

WITNESS:

STATE OF ALABAMA (Seal)  
SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1984 AUG 22 AM 9:49 (Seal)

Timothy A. Collins (Seal)  
Timothy A. Collins

Deed TRX 12.00 (Seal)  
Rec 2.50 (Seal)  
Jud 1.00 (Seal)  
15.50

STATE OF ALABAMA  
Shelby COUNTY

Judge of Probate

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy A. Collins, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, A. D. 1984

Notary Public