

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

This Form turns _____

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

Send tax notice to:

Thomas H. Phillips

4837 Indian Valley Road

Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-six thousand and no/100 (\$ 96,000.00) DOLLARS

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

Judy Little, a single woman

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

Thomas H. Phillips and Melanie D. 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

Shelby

County, Alabama to-wit:

Lot 1, Block 3, according to the survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, and rights of way of record.

\$ 76,800.00 of the purchase price was paid from the proceeds of a 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, I have hereunto set my hand(s) and seal(s), this 17th day of August, 1984.

WITNESS:

Deed TAX 19.50
Rec 2.50
Jud 1.00
23.00

STATE OF ALA. SHELBY CO.
I CERTIFY (Seal)
INSTRUMENT FILED
IN 113 454-308
1984 AUG 22 AM 11:22

Judy Little
Judy Little

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Larry L. Halcomb

a Notary Public in and for said County, in said State,

hereby certify that Judy Little, a single woman

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August

Larry L. Halcomb

Notary Public