

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 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 the repayment of an indebtedness and ONE AND NO/100 (\$1.00) DOLLARS

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

Earl C. Phillips and wife, Helen Louise Phillips

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

Gary W. Thompson and wife, Carolyn S. Thompson, Route 4, Box 200, Montevallo, Ala. 35115

(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:

Commence at the SW corner of the NW 1/4 of SW 1/4 of Section 12, Township 22, Range 4 West and run thence North along the West line of said 10 acre tract 330 feet, more or less, to the SW corner of the N 1/2 of said 10 acre tract; thence run East along the South line of the N 1/2 of said 10 acre tract 160 feet, more or less, to the East right of way line of the paved Montevallo-Boothton Highway which is the point of beginning of the parcel herein described; thence continue East along the same course a distance of 406 feet, more or less, to the NW corner of a parcel heretofore conveyed; thence run South, parallel with the West line of said 1/4 1/4 Section, a distance of 165 feet; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 412 feet, more or less, to a point on the East right of way line of said Montevallo-Boothton Highway; thence run Northerly or Northeasterly, along the East right of way line of said Montevallo-Boothton Highway, a distance of 165 feet, more or less, to the point of beginning. The parcel herein described is a part of the property heretofore conveyed to the grantors by deed recorded in Deed Book 288 at page 45, Office of Judge of Probate of Shelby County, Alabama

Minerals and mining rights excepted, and subject to easements and rights of way of record.

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 17th day of September, 1984

WITNESS: STATE OF ALABAMA, SHELBY COUNTY, I HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE

1984 SEP 17 AM 11:21

Deed tax - 50
Rec 2.50
Ad. 1.00
4.00

Carl C Phillips (Seal)
(Earl C. Phillips)

(Helen Louise Phillips)
Helen Louise Phillips (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl C. Phillips and wife, Helen Louise Phillips 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 17th day of September, A. D., 1984.

Rt. 4 Box 200
Montevallo, AL

[Signature] Notary Public