

This instrument was prepared by:
 (Name) Courtney H. Mason, Jr.
 (Address) P. O. Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
 (Name) Keith B. Philley
 (Address) 103 Big Oak Circle
Maylene, AL 35114

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 SEVEN THOUSAND FIVE HUNDRED AND NO/100TH (\$97,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil Riggins and Harold Connell d/b/a C & R Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto
Keith B. Philley and wife, Clara P. Philley

(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:

A parcel of land situated part in the NE 1/4 of the SW 1/4 and part in the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 15 and go South 89 deg. 52 min. 26 sec. West along the South boundary of said 1/4 - 1/4 Section 1138.13 feet to the point of beginning; thence continue along previous course for 185.46 feet to the SW corner of said 1/4 - 1/4 Section; thence South 89 deg. 51 min. 10 sec. West for 32.50 feet; thence north 06 deg. 29 min. 39 sec. West for 654.95 feet to the South boundary of Red Oak Drive; thence North 89 deg. 45 min. 15 sec. East along said South boundary for 215.00 feet; thence South 06 deg. 44 min. 48 sec. East for 655.72 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$86,500.00 of the above recited purchase price was paid from 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 for 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 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 31st day of January, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 14.50 1987 FEB -2 PM 2:45
 (Seal)

Cecil Riggins (Seal)
Cecil Riggins d/b/a C & R Construction
Harold Connell (Seal)
Harold Connell d/b/a C & R Construction
 (Seal)

Thomas A. Anderson, Jr.
 JUDGE OF PROBATE

STATE OF ALABAMA
 Shelby

COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Cecil Riggins and Harold Connell d/b/a C & R Construction whose names 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 31st day of January, 19 87