

1677

247.30

SEND TAX NOTICE TO:
William H. Phillips
2625 Brennen Place
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue, South

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-Seven Thousand Eight Hundred and no/100----Dollars

to the undersigned grantor, Spratlin Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William H. Phillips and wife, Deborah M. 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 in Shelby County, Alabama, to-wit;

Lot 73, according to the survey of Meadowridge, as recorded in Map Book
11, Page 40 A & B in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$110,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 168 PAGE 934

1. Deed Tax	\$ 68.00
2. Mtg Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	71.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of January 19 88

ATTEST:

SPRATLIN CONSTRUCTION COMPANY, INC.

By *William F. Spratlin*
William F. Spratlin President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 26 PM 3:13

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned _____ a Notary Public in and for said County in said
State, hereby certify that *William F. Spratlin*
whose name as President of Spratlin Construction Company, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 21st day of January 19 88

Dan Corley
Notary Public

Dale Corley