

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Edwin B. Hodges  
(Address) 350 Griffin Road  
Chelsea, AL 35043

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$4,291.08)

That in consideration of Four Thousand Two Hundred Ninety One and 08/100th - - - DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kevin Phillips, a married man

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

Edwin B. Hodges and wife, Shelia G. Hodges

(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 in the SE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West,  
Shelby County, Alabama, described as follows: Begin at the Northwest corner of Lot 30, of  
Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7 page 152 in the Office of  
the Judge of Probate of Shelby County, Alabama; thence run Southwest along the West line of  
said Lot 30, a distance of 295.06 feet to the Northwest corner of Lot 32; thence turn right 08  
deg. 50 min. 34 sec. and run Southwest along the West line of said Lot 32, a distance of  
155.00 feet to the North right of way of Redwood Drive (60.0 foot right of way); thence turn  
right 90 deg. 00 min. 00 sec. and run Northwest along said right of way 117.27 feet to the  
point of a clockwise curve, having a delta angle of 06 deg. 52 min. 37 sec. and a radius of  
851.12 feet; thence run along the arc of said right of way curve 102.16 feet to the point of a  
counter clockwise curve having a delta angle of 07 deg. 17 min. 11 sec. and a radius of 902.11  
feet; thence run along the arc of said right of way curve 114.72 feet; thence continue along  
said right of way and tangent to said curve 15.11 feet; thence turn right 86 deg. 51 min. 48  
sec. and run Northeast 504.05 feet; thence turn right 105 deg. 53 min. 01 sec. and run  
Southeast 342.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay  
that certain mortgage to Burnett Building Services, Inc. recorded in Reel 185 page 36 in the  
Probate Office of Shelby County, Alabama, according to the terms and conditions of said  
mortgage and the indebtedness thereby secured.

This property is not homestead property as defined by the Code of Alabama.

|       |     |       |
|-------|-----|-------|
| 1     | 100 | 15.50 |
| 2     | 100 | 2.50  |
| 3     | 100 | 3.00  |
| 4     | 100 | 3.00  |
| 5     | 100 | 1.00  |
| 6     | 100 | 1.00  |
| Total |     | 29.00 |

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, I have hereunto set my hand(s) and seal(s), this 14th  
day of June 19 90

WITNESS

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JUN 22 PM 3:24

(Seal)

Kevin Phillips (Seal)

Kevin Phillips

(Seal)

(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 Kevin Phillips, a married 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 14th day of June A.D. 19 90

10-23-93