

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 35080

Send Tax Notice to:
(Name) Roger K. Phillips
(Address) 1970 Gallant Fox Drive
Helena, Alabama 35080

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

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND AND NO/100ths-----

to the undersigned grantor, Brantley Homes, 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
Roger K. Phillips and wife, Deborah B. 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.

Lot 30, according to the survey of Dearing Downs Ninth Addition Phase II as recorded in
Map Book 14 Page 95 in the Probate Office of Shelby County, Alabama; being situated in
the Town of Helena, Shelby County, Alabama.

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

\$64,800.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

BOOK 347 PAGE 447

16.50
2.50
2.00
1.00
2.50

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 contingent
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 encumbrances,

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 it President, Bill Brantley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of June 19 91

ATTEST:

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

Secretary

91 JUN 11 AM 9:23

By Brantley Homes, Inc.
Bill Brantley
President

STATE OF ALABAMA
COUNTY OF Shelby

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Bill Brantley
whose name as President of Brantley Homes, 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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 3rd day of June

19 91

25-95

Judy L. Knight