

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) James L. Phillips, Jr.
(Address) 201 Shalimar Circle,
Alabaster, Alabama 35007

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

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$100,175.00

That in consideration of ONE HUNDRED THOUSAND ONE HUNDRED SEVENTY FIVE AND NO/100THS----DOLLARS

to the undersigned grantor, J. Elliott Corp. 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

James L. Phillips Jr. and wife, Jane 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.

Lot 33, according to the Map of Shalimar Point, as recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$ 80,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-00187

01/05/1993-00187
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCO 27.00

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 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 19 92

ATTEST:

Secretary

J. Elliott Corp.

By

James W. Elliott, President

STATE OF ALABAMA

COUNTY OF SHELBY }

I, the undersigned
State, hereby certify that James W. Elliott
whose name as President of J. Elliott Corp.
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 30th day of

December

1992

My Commission Expires 4-1-96

Staci Benson

Notary Public