

STATE OF ALABAMA)

ST. CLAIR COUNTY)

SEND TAX NOTICE TO:
Vera Lee Smith
205 Highway 50
Vandiver, AL 35176-7205

**WARRANTY DEED
RESERVATION OF LIFE ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred and No/100 Dollars (\$500.00) [and other good and valuable considerations], the receipt and sufficiency of which are hereby acknowledged, that LEE PHILLIPS, hereinafter called "Parties of the First Part," do hereby GRANT, BARGAIN, SELL AND CONVEY unto VERA LEE SMITH, a married woman, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, subject to the life estate reserved herein in the Grantor, the following described real estate, situated in Shelby County, Alabama, to-wit:

Twenty acres (20 acres) more or less in the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 18, Range 1 East, except 2 acres in the Southeast corner, described as beginning at the School House corner running North 70 yards, thence East 140 yards back to point of beginning, and also excepting one square acre located in the Southwest corner of the above described 20 acre tract of land previously deeded to Bill Faulkner, leaving seventeen (17) acres more or less being transferred.

Lee Phillips is the surviving Grantee of that Deed dated September 14, 1968, the co-owner and grantee and Wife, Nellie P. Phillips who departed this life on the 5th day of March, 1992.

LEGAL DESCRIPTION PROVIDED BY PARTIES OF THE FIRST PART.
NO TITLE SEARCH REQUESTED. NONE PERFORMED.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion subject to the Life Estate specifically reserved herein by the Grantor.

The Parties of the First Part, do individually and for their heirs, executors, and administrators of the Parties of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Parties of the First Part are lawfully seized in fee simple of said premises; that the said premises are free from all encumbrances, unless otherwise noted above; that the Parties of the First Part have a good right to sell and convey the said premises; that the Parties of the First Part and their heirs, executors, and administrators of the Parties of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

02/11/1993-04053
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

Inst # 1993-04053

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE IN GRANTOR
PAGE TWO

IN WITNESS WHEREOF, the Parties of the First Part have executed this Deed and set the seal of the Parties of the First Part thereto on this the 11th day of February, 1993 at Pell City, Alabama.

The Grantor expressly reserves unto himself a life estate in and to said property, and it is the Grantor's expressed intention to convey to Grantee only the remainder of interest in said property.

PARTIES OF THE FIRST PART

Lee Phillips (L.S.)
LEE PHILLIPS

STATE OF ALABAMA)

ACKNOWLEDGEMENT

ST. CLAIR COUNTY)

I, Heather Hart, a Notary Public for the State at Large, hereby certifies that **Lee Phillips** whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of February, 1993.

Heather Hart
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
TOMMIE W. FLETCHER
Attorney at Law
1904 Cogswell Avenue
Pell City, AL 35125
(205) 338-7805

MY COMMISSION EXPIRES JANUARY 22, 1997

Inst. # 1993-04053

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