

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

(Address) 3150 HIGHWAY 52 WEST, PELHAM, ALABAMA 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY SEVEN THOUSAND AND NO/100 DOLLARS (\$247,000.00)

to the undersigned grantor, D & L HOMES, INC. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROBERT ANDREW PHILLIPS and wife, JENEEN G. PHILLIPS

(herein referred to as GRANTEEES) 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 the State of Alabama, County of Shelby, to-wit:

Lot 32, according to the Survey of Weatherly Windsor,
Sector 11, as recorded in Map Book 18, Page 80, in the
Probate Office of Shelby County, Alabama.

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

\$185,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1997-34308

10/22/1997-34308
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 70.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that in 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Doug Thompson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October 19 97

ATTEST:

D & L HOMES, INC.

By Doug Thompson President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Doug Thompson a Notary Public in and for said County in said State, hereby certify that whose name as President of D & L 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,

Given under my hand and official seal, this the 16th day of October 19 97

Notary Public