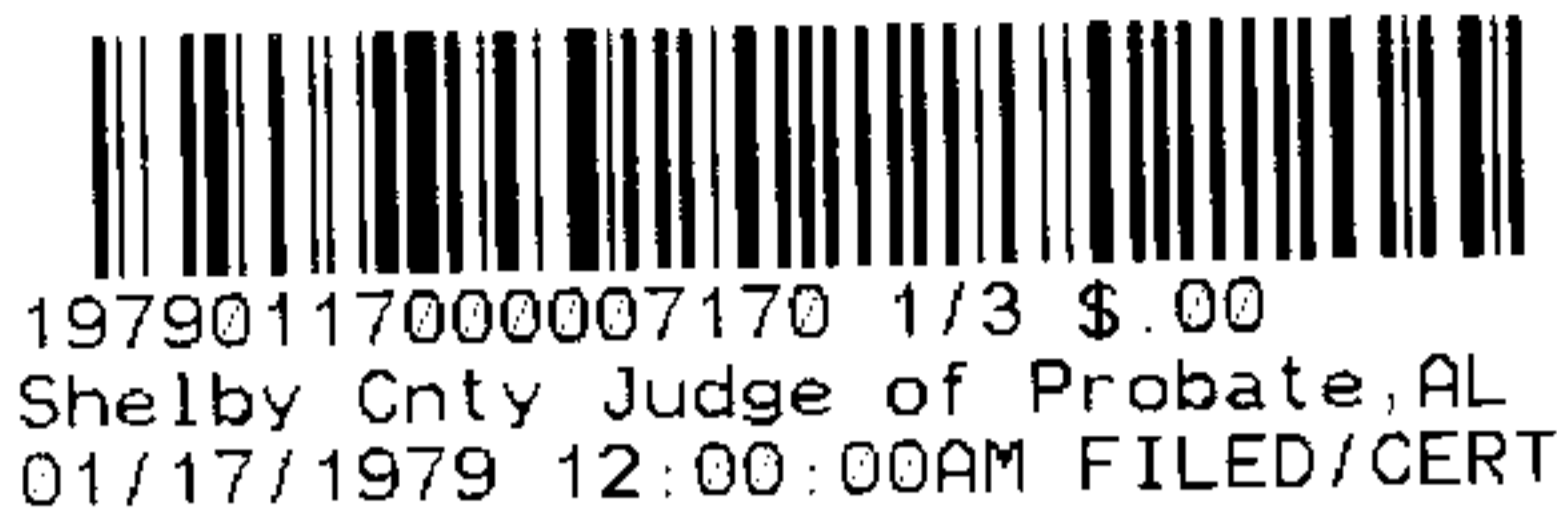


This instrument was prepared by: Harrison, Conwill & Harrison
P.O. Box 557
Columbiana, Alabama 35051

647

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Thirty-three Thousand and no/100 Dollars to the undersigned grantor
(whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, we, THOMAS L. PHILLIPS and wife, HELEN H.
PHILLIPS, (herein referred to as grantor, whether one or more), grant,
bargain, sell and convey unto EASTERN DIXIE INVESTMENTS, *TH*
A PARTNERSHIP, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Parcel A: Commence at the Southwest Corner of the Southeast
One-Quarter of the Northeast One Quarter of Section 2,
Township 21 South, Range 3 West, run thence in an Easterly
direction along the South line of said Quarter-Quarter Section
for a distance of 925.85 feet to a point on the Southwesterly
right-of-way line of L & N Railroad; thence turn an angle to
the left of 104 degrees 16 minutes 09 seconds to the tangent
of the following described course; said course being situated
on a curve to the left having a central angle of 14 degrees 17
minutes 06 seconds and a radius of 1382.40 feet; thence run
along the arc of said curve to the left in a Northwesterly
direction along the Southwesterly right-of-way line of L & N
Railroad for a distance of 344.66 feet to the end of said
curve; thence run along the tangent, if extended, to said curve
in a Northwesterly direction along the Southwesterly right-of-
way line of L & N Railroad for a distance of 735.23 feet to
the point of beginning of a curve to the right, said curve
having a central angle of 2 degrees 9 minutes 14 seconds and
a radius of 1959.86 feet; thence run along the arc of said
curve to the right in a Northwesterly direction continuing along
the Southwesterly right-of-way line of L & N Railroad for a
distance of 73.68 feet to the point of beginning; from the
point of beginning thus obtained, thence turn an angle to the
left of 105 degrees 14 minutes 26 seconds from a tangent of
last described course and run in a Southwesterly direction
for a distance of 78.0 feet; thence turn an angle to the right
of 93 degrees 27 minutes 39 seconds and run in a Northwesterly
direction for a distance of 292.09 feet; thence turn an angle
to the right of 57 degrees 05 minutes 03 seconds and run in a
Northeasterly direction for a distance of 263.72 feet to a
point on the Southwesterly right-of-way line of L & N Railroad;
thence turn an angle to the right of 147 degrees 59 minutes
50 seconds to the tangent of the following described course, said
course being situated on a curve to the left having a central
angle of 13 degrees 18 minutes 06 seconds and a radius of 1959.86
feet; thence run along arc of said curve to the left in a
Southeasterly direction along the Southwesterly right-of-way
line of L & N Railroad for a distance of 455 feet to the point
of beginning. Said Parcel containing 44,766 square feet.

925.85
344.66
735.23
73.68
78.0
292.09
263.72
455



19790117000007170 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1979 12:00:00AM FILED/CERT

PARCEL D: Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 21 South, Range 3 West, run thence in an Easterly direction along the South line of said Quarter-Quarter Section for a distance of 925.85 feet to a point on the Southwesterly right-of-way line of L & N Railroad; thence turn an angle to the left of 104 degrees 16 minutes 09 seconds to the tangent of the following described course; said course being situated on a curve to the left having a central angle of 14 degrees 17 minutes 06 seconds and a radius of 1382.40 feet; thence run along the arc of said curve to the left in a Northwesterly direction along the Southwesterly right-of-way line of L & N Railroad for a distance of 344.66 feet to the end of said curve; thence run along the tangent, if extended to said curve in a Northwesterly direction, continuing along the Southwesterly right-of-way line of L & N Railroad for a distance of 600.23 feet to the point of beginning, from the point of beginning thus obtained, thence continue along last described course for a distance of 135 feet to the point of beginning of a curve to the right said curve having a central angle of 2 degrees 9 minutes 14 seconds and a radius of 1959.86 feet; thence run along the arc of said curve to the right in the Northwesterly direction along the Southwesterly right-of-way line of L & N Railroad for a distance of 73.68 feet; thence turn an angle from a tangent of last described course of 105 degrees 14 minutes 26 seconds and run in the Southwesterly direction for a distance of 213.27 feet; thence turn an angle to the left of 20 degrees 11 minutes 27 seconds and run in a Southwesterly direction for a distance of 11.12 feet to the center line of a creek; thence turn an angle to the left of 67 degrees 58 minutes 33 seconds and run in a Southeasterly direction along the centerline of a creek for a distance of 157.29 feet; thence turn an angle to the left of 78 degrees 44 minutes 48 seconds and run in a Northeasterly direction for a distance of 184.95 feet to the point of beginning, said Parcel containing 37,172 square feet.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16 day of January, 1979.

Thomas L. Phillips

Thomas L. Phillips

(SEAL)

Helen H. Phillips

Helen H. Phillips

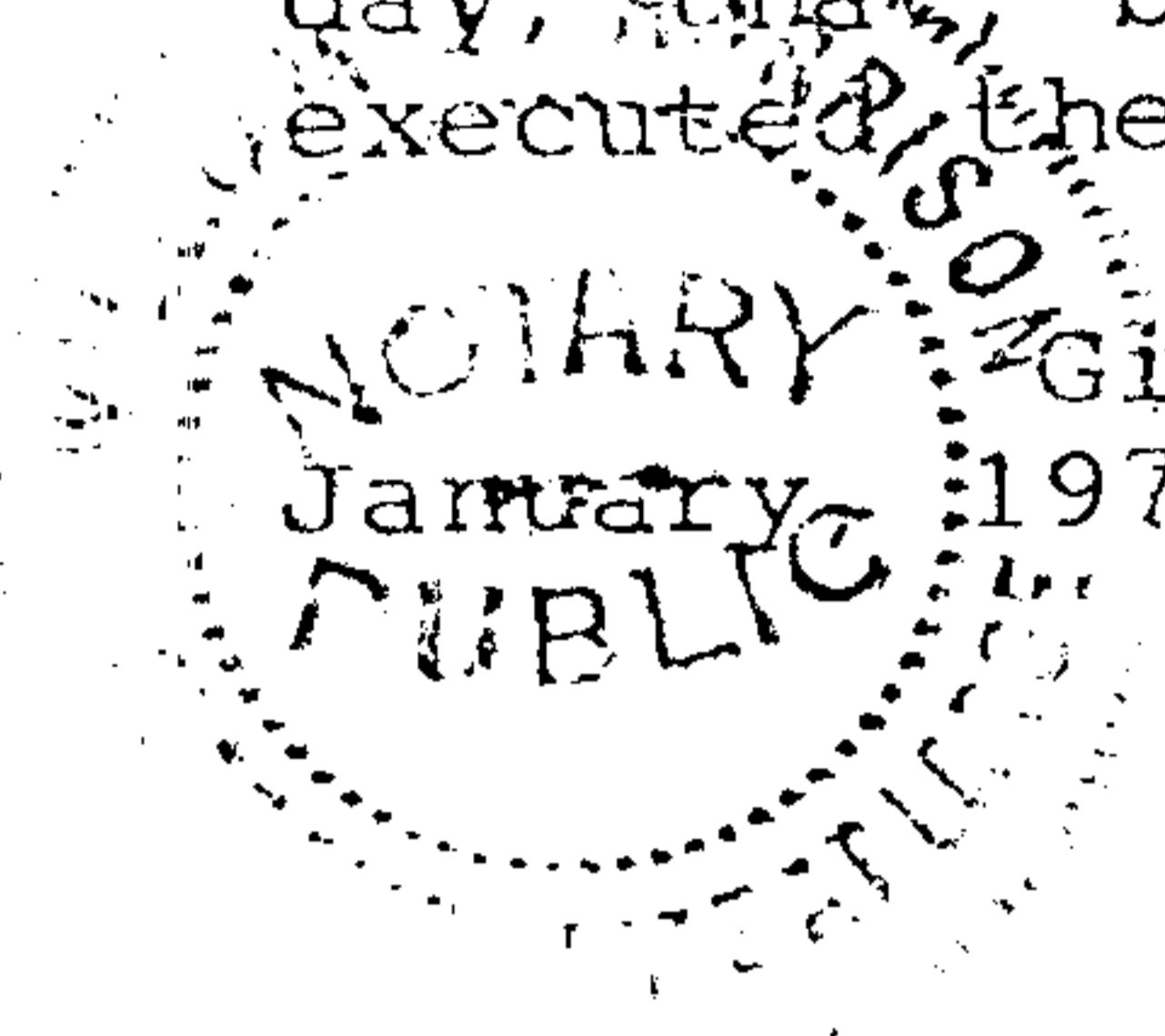
(SEAL)

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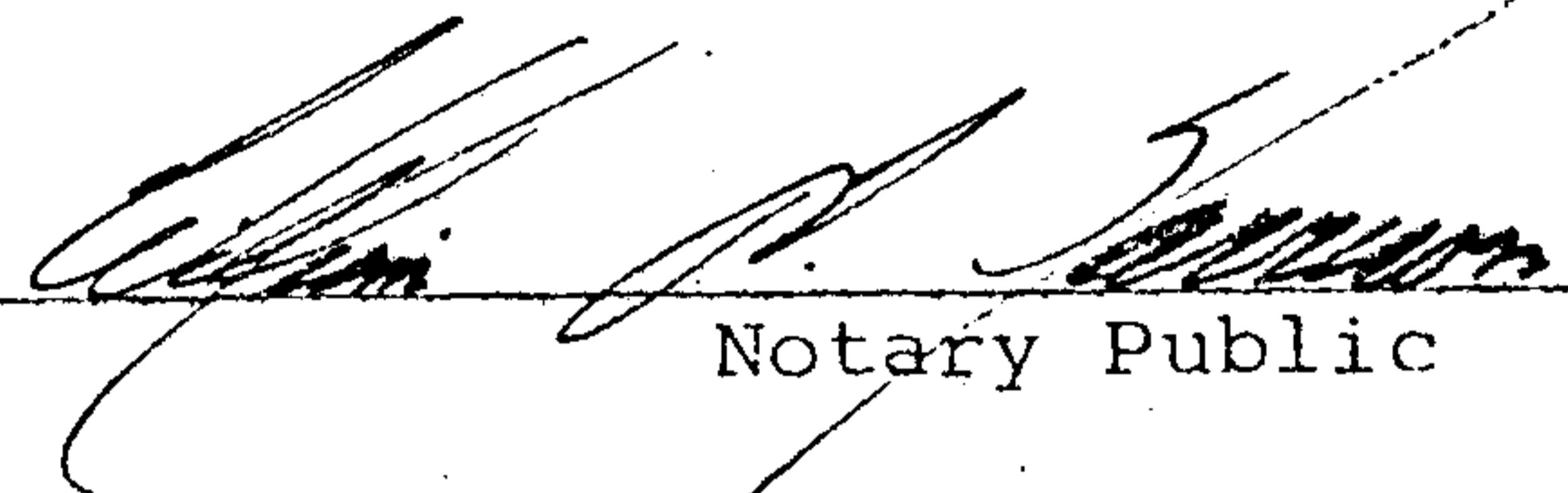
STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Phillips and wife, Helen H. Phillips, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, ~~that~~ being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.



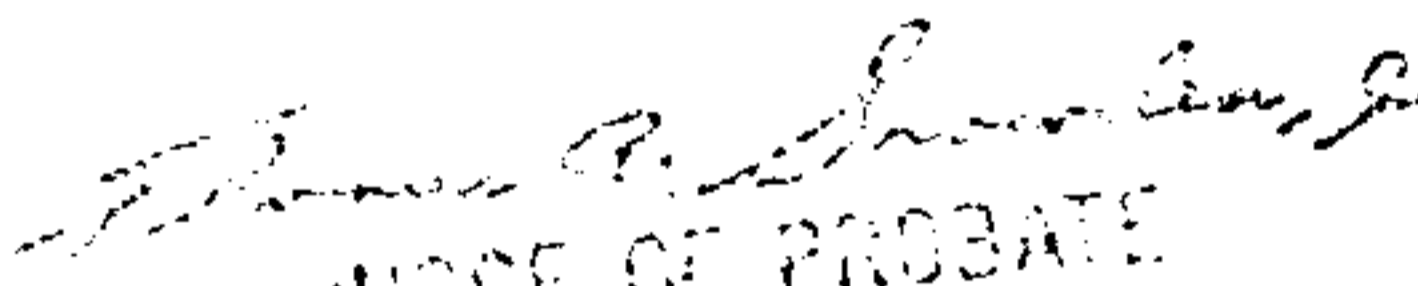
Given under my hand and official seal this 16 day of



Notary Public

My Commission expires: 10-6-80

317 330

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
JAN 17 PM 2:48


JUDGE OF PROBATE
Deed 33.00
Rec. 4.50
Ind. 1.00
38.50


19790117000007170 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1979 12:00:00AM FILED/CERT