This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051 623

$500 I.R.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

19790816000105170 1/2 $.00
Shelby Cnty Judge of Probate,AL
08/16/1979 12:00:00AM FILED/CERT

That in consideration of ONE AND NO/100 ($1.00) DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frances L. Phelps, whose husband, Richardson Phelps, Jr. is a nonresident of the State of Alabama, presently residing in Arlington, Virginia, where he has resided for more than one year preceding the making of this deed (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Anne Lokey Phelps

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run N 1 deg. 07' 08" E (Alabama Grid North) along the east boundary line of said Section a distance of 1317.75 feet to a point at the Southeast corner of the NE¼ of SE¼, of said Section; thence turn an angle of 90 deg. 55' 32" to the left and run along the south boundary of said NE¼ of SE¼ a distance of 315.10 feet to a point, being on the west 40 foot right-of-way line of County Highway 61; thence turn an angle of 88 deg. 15' 46" to the right and run along said R.O.W. line for a distance of 890.00 feet to a point; thence turn an angle of 88 deg. 15' 46" to the left and run for a distance of 463.64 feet to a point; thence turn an angle of 62 deg. 26' 39" to the left and run for a distance of 123.67 feet to a point; thence turn an angle of 90 deg. 00' to the left and run for a distance of 25.00 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 90 deg. 00' to the right and run 182.75 feet to a point; thence turn an angle of 8 deg. 22' 45" to the left and run 49.15 feet to a point; thence turn an angle of 125 deg. 54' 45" to the left and run 224.61 feet to a point; thence turn an angle of 90 deg. 00' to the left and run 127.00 feet to a point; thence turn an angle of 24 deg. 48' 14" to the left and run 74.26 feet to a point; thence run in a southwesterly direction along a curve, to the left (concave southeasterly and having a radius = 97.99 feet) for an arc distance of 44.38 feet, to the point of beginning. Said parcel of land is lying in the NE¼ of SE¼, Section 36, Township 20 South, Range 1 East, and contains 0.59 acre.

EASEMENT Commence at the point of intersection of the South boundary line of the NE¼ of SE¼, Section 36,Township 20 South, Range 1 East, and the west Right-of-way line of Co. Hwy. 61; thence proceed in a northerly direction along said west R.O.W. line of Co. Hwy. 61 for a distance of 795.23 feet to a point, being the point of beginning of the roadway easement herein described; thence turn an angle of 84 deg. 37' 25" to the left and run 409.28 feet to a point; thence proceed along a curve to the left (concave southeasterly & radius = 97.99 feet) for an arc distance of 113.02 feet to a point; thence continue in a southwesterly direction along a tangent for 182.75 feet to a point; thence turn an angle of 90 deg. 00'

CONTINUED ON REVERSE SIDE HEREOF

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

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 16 day of August, 1979.

(Seal) Frances L. Phelps (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances L. Phelps whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August A. D., 1979

Frances L Phelps
Box - 52
Columbiana 35051

Nancy K Farmer
Notary Public.

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to the right and run 50.00 feet to a point; thence turn an angle of 90 deg. 00' to the right and run 182.75 feet to a point; thence continue in a northeasterly direction along a curve to the right (concave southeaster ly & raidus = 147.99 feet) for an arc distance of 170.69 feet to a point; thence continue in an easterly direction along a tangent for 337.[illegible] feet to a point; thence turn an angle of 21 deg. 14' 05" to the left and run 69.02 feet to the point of intersection with the aforementioned west R.O.W. line of Co. Hwy. 61; thence turn an angle of 105 deg. 51' 30" to the right and run along said R.O.W. for 75.33 feet to the point of beginning. Said parcel of land is lying in the NE¼ of SE¼, Section 36, Township 20 South, Range 1 East.

19790816000105170 2/2 $.00
Shelby Cnty Judge of Probate,AL
08/16/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 473

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

1979 AUG 16 PM 12: 21

Deed tax .50
Rec. 3.00
Ind. 1.00

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RETURN TO:

[redacted]

TO

WARRANTY DEED

STATE OF ALABAMA,
[redacted] County.

Judge of Probate

[redacted] LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX $
RECORD FEE $
TOTAL $