

This instrument was prepared by

(Name) Joyce Zito

(Address) 2820 Columbiana Rd., Suite 100

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I was, S. Dianne Phillips, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Randy Gilliland

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

the following described property being a part of the Northwest Quarter of the Southeast Quarter of Section 18, Township 20 South, Range 3 West, Shelby County, AL, and more particularly described as follows: From the southwest corner of said quarter-quarter section, run in a northerly direction along the west line of said quarter-quarter section for a distance of 212.03 feet to the point of beginning; thence continue along the last mentioned course for a distance of 212.03 feet; thence turn an angle to the right of 90 degrees 21 minutes 22 seconds and run in an easterly direction for a distance of 508.17 feet; thence turn an angle to the right of 88 degrees 10 minutes 23 seconds and run in southerly direction for a distance of 212.03 feet; thence turn an angle to the right of 91 degrees 48 minutes 56 seconds and run in a westerly direction for a distance of 513.61 feet, more or less, to the point of the beginning. Less and except the following described parcel:

Commence at the Southwest corner of said 1/4-1/4 section; thence in a Northerly direction, along the west line of said 1/4-1/4 section, a distance of 424.06 feet; thence 90 degrees 21 minutes 22 seconds right, in an Easterly direction, a distance of 278.17 feet to the point of beginning; thence continue along last described course a distance of 230.0 feet; thence 88 degrees 10 minutes 23 seconds right, in a Southerly direction, a distance of 190.0 feet; thence 91 degrees 49 minutes 37 seconds right, in a westerly direction a distance of 230.0 feet; thence 88 degrees 10 minutes 23 seconds right, in Northerly direction, a distance of 190.0 feet to the point of beginning.

Mineral and mining rights excepted.
Situating in Shelby County, Alabama

This deed given to correct legal description in deed recorded in Volume 347, Page 797.

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, We have hereunto set OUR hands(s) and seal(s), this day of , 19 .

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
RETURN WAS FILED
1983 JUL 13 AM 9:36
Corrected
JUDGE OF PROBATE

Rec'd 1.50
Jud 1.00
2.50

S. Dianne Phillips (Seal)

S. Dianne Phillips (Seal)

 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned S. Dianne Phillips, unmarried, a Notary Public in and for said County, in said State, hereby certify that

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D. 1983

Return To:

AMERICAN TITLE INSURANCE CO.
2119 3rd AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

Dandra J. Stanley
Notary Public

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