

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David Phillips, a single man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Metro Baptist Church, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

028 May 410
Lots 14 and 15, Block 1, Grefenkamps Survey of E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, Shelby County, Alabama, being the same as Lots 14 and 15, Block 1 of Plat of Buck Creek Cotton Mills Inc., as recorded in Map Book 3, Page 9, Probate Office of Shelby County, Alabama. LESS AND EXCEPT: Begin at the SW corner of Lot #14 in Buck Creek Cotton Mills Subdivision, certified by A.J. Grefenkamp, recorded in Map Book 3, Page 9, in the Probate Judge Office of Shelby County, Alabama, and run Easterly along the South side of said Lot #14 for 3.51 feet to the point of beginning; then continue along the same line running Easterly for 21.29 feet; thence turn an angle of 86 degrees 48 minutes 20 seconds to the left and run Northerly for 5.31 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Westerly for 21.26 feet; then turn an angle of 90 degrees 00 minutes to the left and run Southerly for 6.48 feet back to the point of beginning. ALSO, LESS AND EXCEPT: Begin at the SW corner of Lot #14, in Buck Creek Cotton Mills Subdivision, certified by A.J. Grefenkamp, recorded in Map Book 3 Page 9, in the Probate Judge Office of Shelby County, Alabama, and run Easterly along the South side of said Lot #14 for 35.97 feet to the point of beginning; then continue Easterly along the same line for 53.11 feet to a point on the West right-of-way of U.S. Highway #31, then turn an angle of 87 degrees 24 minutes to the left and run Northerly along the West right-of-way of said highway for 2.28 feet, then turn an angle of 89 degrees 57 minutes to the left and run Westerly for 53.06 feet, then turn an angle of 90 degrees 00 minutes to the left and run Southerly for 4.73 feet back to the point of beginning. Situated in Shelby County, Alabama.

\$19,800.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of May, 1985.

Rec'd 2.50
Jud 1.00
3.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAY 28 AM 11:01

(SEAL)

David Phillips
David Phillips

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority

in said State, hereby certify that

David Phillips, a single man,

Whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, A.D. 1985.

CONWILL & JUSTICE

William R. Justice
Notary Public