

This instrument was prepared by Carol H. Wolfe
1600 Bank for Savings Building, Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

175,050⁰⁰

That in consideration of Ten and no/100 Dollars and other good
and valuable consideration

to the undersigned grantor, in hand paid by the grantee
herein, the receipt whereof is acknowledged, we,

Maurice H. Phillips and my wife Lougene T. Phillips

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

Eddleman/Phillips Development Company

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

See Exhibit "A" attached hereto.

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

And we do for ourselves and for our heirs, executors, and
administrators covenant with the said grantees, their heirs
and assigns, that we are lawfully seized in fee simple of
said premises; that they are free from all encumbrances,
unless otherwise noted 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 grantees, their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands,
this 10th day of April, 19 86.

Maurice H. Phillips (Seal)
Maurice H. Phillips

Lougene T. Phillips (Seal)
Lougene T. Phillips

STATE OF ALABAMA)
Shelby COUNTY)

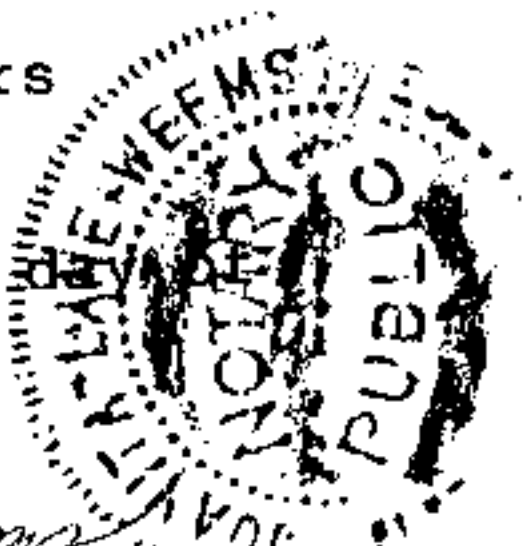
General Acknowledgment

I, Quanta G. McNamee, a Notary Public in and for
said County, in said State, hereby certify that Maurice H. Phillips
and Lougene T. 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 10th
April, 19 86

Quanta G. McNamee
Notary Public



My Co-
Expires

Eddleman Properties

EXHIBIT "A"

PHILLIP'S ADDITION TO NEW HOPE MOUNTAIN PARCEL "A"

A parcel of land situated in the northwest quarter of the northwest quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

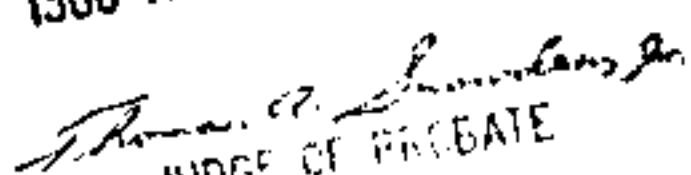
Begin at the southwest corner of said quarter-quarter section and run north along the west line of said quarter-quarter section for a distance of 473.87 feet to a point; thence turn an angle to the right of 36°-59'-12" and run northeasterly for a distance of 124.95 feet to a point; thence turn an angle to the right of 19°-30'-00" and run northeasterly for a distance of 345.00 feet to a point; thence turn an angle to the right of 15°-01'-47" and run northeasterly for a distance of 261.65 feet to a point; thence turn an angle to the right of 98°-58'-13" and run southeasterly for a distance of 330.00 feet to a point; thence turn an angle to the left of 10°-51'-40" and run southeasterly for a distance of 351.42 feet to a point; thence turn an angle to the right of 50°-45'-41" and run southwesterly for a distance of 245.05 feet to a point on the south line of said quarter-quarter section; thence turn an angle to the right of 61°-16'-00" and run west along said south line for a distance of 664.18 feet to the point of beginning. Said parcel, containing 11.67 acres more or less.


Kenneth B. Weygand Reg. Engr.-L.S. #11768

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

1986 MAY 27 AM 11:51


JUDGE OF PROBATE

1. Deed Tax	\$175.50
2. Mtg. Tax	5.00
3. Recording Fee	1.00
4. Indexing Fee	181.50
TOTAL	