

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

WARRANTY DEED

STATE OF ALABAMA)
Shelby COUNTY)

29,460⁰⁰

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

Billy D. Eddleman and Douglas D. Eddleman

(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.

BOOK 073 PAGE 550

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, Quanita Z. Means, 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 day of April, 19 86

Eddleman Properties

Quanita Z. Means
Notary Public

My Commission Expires 7/15

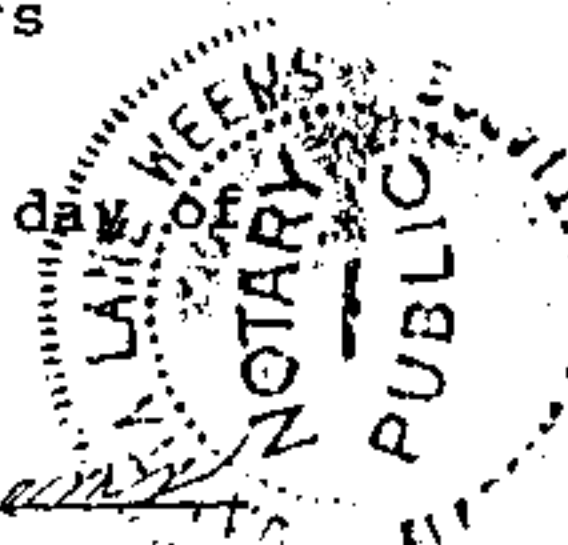


EXHIBIT "A"

PARCEL "B"

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:

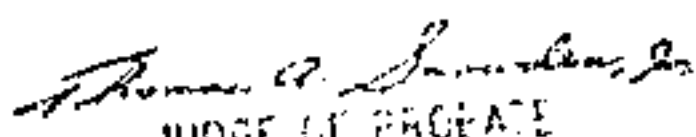
Begin at the northeast corner of said quarter-quarter section and run west along the north line of said quarter-quarter section for a distance of 160.00 feet to a point; thence turn an angle to the left of 42°-27'-50" and run southwesterly for a distance of 623.63 feet to a point; thence turn an angle to the left of 74°-57'-18" and run southeasterly for a distance of 139.41 feet to a point; thence turn an angle to the left of 107°-00'-17" and run northeasterly for a distance of 778.31 feet to the point of beginning. Said parcel containing 1.964 acres more or less.


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

BOOK 073 PAGE 551

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

1986 MAY 27 AM 11: 52


JUDGE OF PROBATE

1. Deed Tax	\$ <u>29.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>35.50</u>