

This instrument was prepared by:
(Name) First National Bank of Columbiana
(Address) P. O. Box 977
Columbiana, Al 35051

Send Tax Notice to:
(Name) William Archie Phillips, Jr.
(Address) 200 52nd Street
Fairfield, Al 35064

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty Five Thousand Four Hundred and no/100-----

to the undersigned grantor, First National Bank of Columbiana a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William Archie Phillips, Jr. and wife, Sharon Phillips
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof
and incorporated by reference as fully as if set out herein, which said exhibit is signed
for the purpose of identification.

The proceeds of a loan have been applied to the purchase price of the property described
and conveyed to mortgagor simultaneously herewith.

Subject to driveway encroachment as shown on survey by Laurence D. Weygand, Reg. P.E.
& L.S. #10373 said survey being dated May 24, 1989 and revised July 5, 1989.

Inst # 1994-15700

05/13/1994-15700
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,
their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it ~~President~~ In House Counsel, William R. Justice
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of May 19 94

FIRST NATIONAL BANK OF COLUMBIANA

ATTEST:

Secretary

By William R. Justice
~~President~~
William R. Justice
In House Counsel

STATE OF ALABAMA

COUNTY OF SHELBY }

I, the undersigned authority
State, hereby certify that William R. Justice
whose name as ~~President~~ In House Counsel of First National Bank of Columbiana
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and
as the act of said corporation,

Given under my hand and official seal, this is 13th day of

May

19 94

Donna S. Smith
Notary Public

F.N.B.C.

Inst # 1994-15700

Exhibit "A"

Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 East, and run thence North to the point of intersection with the creek; thence run in a westerly and Northwesterly direction along the meanderings of the creek to the Southeast corner of the R. G. Carden Lot; thence along said creek and along the South line of the Carden lot 92 feet to a point; thence west and parallel with the South right of way line of A.C.L. Railroad 143 feet to the Easterly line of the Columbiana-Westover paved highway; thence in a southerly direction along the Easterly line of said Columbiana-Westover paved highway to the South line of said 1/4 1/4 Section; thence run East along the South line of said 1/4 1/4 Section to the point of beginning.

ALSO, all that part of the SE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 East, lying South and East of the Columbiana-Westover paved highway.

There are excepted herefrom the following two parcels of land:

Exception I:

Commencing at a point where the West line of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, intersects the South line of Shelby County Road 55 for a point of beginning; Thence run 225 feet northeastwardly along said road to a point; thence run 780 feet South to a point; thence run 225 feet Southwestwardly parallel to said Shelby County Road 55 to the West line of the SE 1/4 of the SE 1/4 of said Section 28, Township 19 South, Range 1 East; thence run North along said West line of said Section 28, Township 19 South, Range 1 East to the point of beginning, all of which said property is located in Shelby County, Alabama.


Exception II:

An easement across a strip of land 75 feet in width being 58 feet on the North side of and 17 feet on the South side of a center line described as follows: Commence at the Southeast corner of Section 28, Township 19 South, Range 1 East; thence North along the East line of said Section a distance of 1268.29 feet to the point of beginning; thence turn an angle of 118 degrees 17 minutes 37 seconds to the left and run a distance of 1500.89 feet to the point of ending; said point being 581.45 feet North of the Southwest Corner of the SE 1/4 of the SE 1/4 of said Section 28.

Situated in Shelby County, Alabama.

Signed for Identification:

FIRST NATIONAL BANK OF COLUMBIANA


William R. Justice
In House Counsel

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