

SEND TAX NOTICE TO:

(Name) Jimmy E. Phillips  
290 Oak Tree Drive  
(Address) Sterrett, AL 35147

This instrument was prepared by

(Name) Lilly Epperson  
5465 Hwy 280 East  
(Address) Birmingham, AL 35242

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of fifty five thousand dollars (\$55,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Felix Neil Maxwell and wife, Joann Dunn Maxwell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jimmy E. Phillips and James Douglas Phillips

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

PARCEL 1

Commence at the NW corner of the NW 1/4 of the NE 1/4 of section 29, Township 19 South, Range 1 West, and run thence South along the West line of said 1/4-1/4 Section distance of 660 feet to the point of beginning of the parcel herein described; thence proceed East parallel with the North line of said 1/4-1/4 Section a distance of 330 feet; thence run South, parallel with the West line of said 1/4-1/4 Section a distance of 132 feet; thence run West, parallel with the North line of said 1/4-1/4 Section a distance of 330 feet to a point on the West line of said 1/4-1/4 Section; thence run North along the West line of said 1/4-1/4 Section a distance of 132 feet to the point of beginning. ALSO, an easement to provide ingress to and from the above described parcel over and along the West 20 feet of said 1/4-1/4 Section, the easement hereby granted to connect with an existing access road.

\$44,00.00 of the above recited price was paid from a mortgage recorded simultaneously herewith.

08/06/1996-25378  
04:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 19.50

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 first day of AUGUST, 1996.

.....(Seal)  
.....(Seal)  
.....(Seal)

Felix Neil Maxwell (Seal)  
Felix Neil Maxwell  
Joann Dunn Maxwell (Seal)  
Joann Dunn Maxwell (Seal)

MY COMMISSION EXPIRES MARCH 22, 1997

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmy E. Phillips and James Douglas Phillips whose name 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 1st day of August, A. D., 1996

Lilly Epperson  
Notary Public.

Inst # 1996-25378