

THIS INSTRUMENT PREPARED BY:

Milton E. Barker, Jr.
Attorney At Law
Barrister Hall
2205 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Steven McGrady and wife,
Andrea McGrady
10 Spring Branch
Columbiana, AL 35051

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1997-02406

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Thirty Three Thousand Seven Hundred Fifty Dollars and NO/100 Dollars (\$33,750.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

BARRY PHILLIPS and wife, TONYA W. PHILLIPS

(hereinafter referred to as grantor) does grant, bargain, sell and convey unto

STEVEN McGRADY and wife, ANDREA McGRADY

(hereinafter referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

From the accepted NE Corner of the SE ¼ - SW ¼ of Section 23, Township 20 South, Range 1 West, being the Point of Beginning of herein described lot;
Run thence West along the accepted North boundary of said SE ¼ - SW ¼ a distance of 683.00 feet;
Thence turn 87° 13' 19" left and run 320.0 feet;
Thence turn 92° 46' 59" left and run 681.81 feet to a point on the accepted East boundary of said SE ¼ - SW ¼;
Thence turn 87° 00' 07" left and run 320.0 feet to the Point of Beginning of herein described lot, containing 5.0 acres, also a 30 foot easement for ingress and egress and utilities, lying West of a line beginning at the SW Corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point;
From this point, being the Point of Beginning of the centerline of a 60.0 foot easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet;
Thence turn 20° 50' 51" right and continue along said easement centerline a distance of 383.24 feet;
Thence turn 67° 03' 10" right and run 341.21 feet along said easement centerline;
Thence turn 16° 32' 13" left and run 210.74 feet along said easement centerline;
Thence turn 17° 40' 19" right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway #47.

SUBJECT TO: 1. All taxes for the year 1997 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown instrument(s) recorded in Deed 238, page 596 and as shown on survey of Hickey Land Surveying dated 12/07/95 in Probate Office.
3. Rights of others to use easement as set out in Deed 353, pages 87 and 89, Real 5, page 294, real 22 page 663, Deed 345 page 875; Instrument # 1995-6731 and Instrument # 1995-6727, and as shown on survey of Hickey Land Surveying dated 12/07/95 in Probate Office.

\$25,312.50 of the above recited consideration is evidenced by a mortgage executed and recorded simultaneously herewith.

01/24/1997-02406
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 19.50

TO HAVE AND TO HOLD unto 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 rights of reversion.

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 stated 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 and seals this the 14th day of January, 1997.



BARRY PHILLIPS

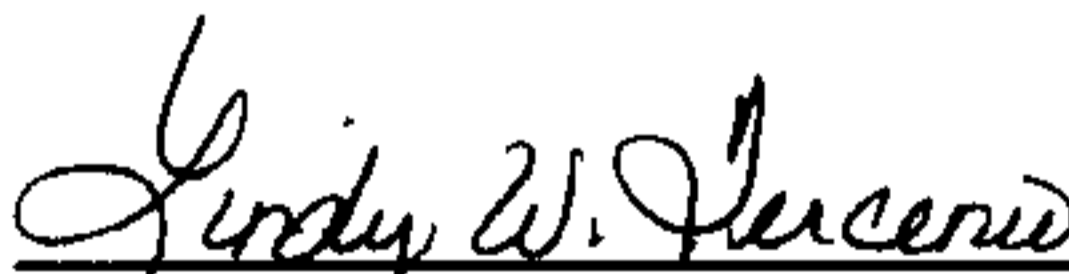


TONYA W. PHILLIPS

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Barry Phillips and wife, Tonya W. 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of January, 1997.



Notary Public

My Commission Expires: 3/20/97

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