

This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Anita F. Phillips and  
Allen L. Phillips, Sr.  
4935 Stonehenge Road  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Seventy Thousand no/100 (\$170,000.00) Dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **MARY LYNN HENDRICKS**, Personal Representative of the Estate of Lyda Belle West, Deceased, Shelby County Probate Case #37214 do hereby grant, bargain, sell and convey unto **ANITA F. PHILLIPS** and **ALLEN L. PHILLIPS, SR.** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

(See attached Exhibit "A" for legal description).


SUBJECT TO: (1) Current taxes; (2) Less and except any part of subject property that may lie within the right of way of a public road; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 186, page 222; Volume 232, page 103 and Volume 245, page 132, in the Probate Office of Shelby County, Alabama.

Lyda Belle West is the surviving grantee of that certain deed recorded in Volume 228, page 441, O. Y. West having died on or about December 23, 1989.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 6th day of October, 1998.

  
\_\_\_\_\_  
**MARY LYNN HENDRICKS**  
Personal Representative of the  
Estate of Lyda Belle West, Deceased  
Shelby County Probate Case #37214

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARY LYNN HENDRICKS**, whose name as Personal Representative of the Estate of Lyda Belle West, Deceased, Shelby County Probate Case No. 37214 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, she in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 1998.

10/06/1998-39466  
01:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 21 1998

  
\_\_\_\_\_  
Notary Public

Inst. # 1998-39466

**EXHIBIT "A"**

Plot 3 according to Survey made of Lee Street Estate by Alton Young in March, 1932, as shown by map record in Map Book 4, page 80, in the Probate Office of Shelby County, Alabama, which said Plot 3 is more particularly described as follows:

From the Northeast corner of Section 22, Township 19 South, Range 2 West run Westerly along the North boundary line of the said Section 22, Township 19 South, Range 2 West for 943.09 feet to a point in the center of a County Road; thence turn an angle of  $94^{\circ}13'$  to the left and run Southeasterly along the center of said County Road for 200.0 feet; thence turn an angle of  $08^{\circ}11'$  to the right and continue Southwesterly along the center of said County Road for 100.0 feet to the point of beginning of the land herein described; thence turn an angle of  $93^{\circ}32'$  to the right and run Northwesterly along the center line of a dedicated Roadway for 666.49 feet; thence turn an angle of  $79^{\circ}56'$  to the left and run Southwesterly for 277.73 feet; thence turn an angle of  $96^{\circ}30'30''$  to the left and run Southeasterly 701.56 feet, more or less to a point in the center of said County Road; thence turn an angle of  $81^{\circ}26'30''$  to the left and run Northeasterly along the center of said County Road for 18.0 feet; thence turn an angle of  $07^{\circ}12'$  to the left and continue Northeasterly along the center of County Road for 200.0 feet; thence turn an angle of  $08^{\circ}27'$  to the left and continue Northeasterly along the center of said County Road for 100.0 feet, more or less to point of beginning.

**LESS AND EXCEPT THE FOLLOWING:**

A part of Plot 3, according to Survey made of Lee Street Estate by Alton Young in March, 1963, as shown by Map recorded in Map Book 4, page 80, in the Probate Office of Shelby County, Alabama, which said portion is more particularly described as follows:

From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Westerly along the North boundary line of the said Section 22, Township 19 South, Range 2 West for 943.09 feet to a point in the center of a County Road; thence turn an angle of  $94^{\circ}13'$  to the left and run Southeasterly along the center of said County Road for 200.0 feet; thence turn an angle of  $08^{\circ}11'$  to the right and continue Southwesterly along the center of said County Road for 100.0 feet; thence turn an angle of  $93^{\circ}32'$  to the right and run Northwesterly along the center line of a dedicated roadway for 353.285 feet to the point of beginning of the lot herein described; thence continue in the same Northwesterly direction 313.205 feet; thence turn an angle of  $79^{\circ}56'$  to the left and run 277.73 feet; thence turn an angle of  $96^{\circ}30'30''$  to the left and run Southeasterly 330.56 feet; thence run Northeasterly 277.73 feet, more or less to the point of beginning.

**EXCEPT** from the above described land the right of way for the dedicated roadway being 25 feet in width.

This land being a part of the N  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 West.

Inst # 1998-39466

10/08/1998-39466  
01:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 181.00