

This instrument was prepared by
Mary Margaret Relfe, Esquire.
2700 Highway 280 East, Suite 60
Birmingham, AL 35223

Send Tax Notice To: Dee Wayne Phillips
3069 Sun Valley Road
Harpersville, AL 35078

WARRANTY DEED-

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN by these presents, that in consideration of Eighty Three Thousand Nine Hundred dollars and Zero cents (\$83,900.00) to the undersigned Grantor(s), in hand paid by the grantee herein, the receipt of whereof is acknowledged, I or we Bradley J. Scherer and Tiffany Scherer, husband and wife, (herein referred to as Grantor(s)), grant, bargain, sell and convey unto Dee Wayne Phillips and Kaye W. Phillips, as joint tenants with right of survivorship (herein referred to as Grantee(s)) the following described real estate, situated in Shelby, Alabama, to wit:


See Attached Exhibit 'A'

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 (ours) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (ours) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I or we have hereto setforth my or our hand(s) and seal(s) this 27th day of September, 1998.

GRANTOR(S):

 (Seal)
Bradley J. Scherer

 (Seal)
Tiffany Scherer

____ (Seal)

____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley J. Scherer and Tiffany Scherer whose name(s) is/are signed to the foregoing conveyance he/she or they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 27TH day of September, 1998.


Notary Public

Inst. # 1998-41263

10/22/1998-41263
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00

Exhibit A

A part of the South 1/2 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Begin at a point where the South line of said NW 1/4 is intersected by the West right of way line of Chancellors Ferry Road; thence run in a Northwesterly direction along the Western right of way of said Chancellors Ferry Road a distance of 210 feet to a point; thence turn to the left and run Westerly, parallel to the Southern boundary of said NW 1/4 a distance of 210 feet to a point; thence turn to the left and run Southerly, parallel with the Western boundary of said Chancellors Ferry Road a distance of 210 feet to a point on the South boundary of said NW 1/4; thence turn to the left and run Easterly along the Southern boundary of said NW 1/4, 210 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-41263

10/22/1998-41263

08:15 AM CERTIFIED

Initial(s) _____

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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00

Loan #:

FHA Alabama Mortgage - 4/96