

THIS INSTRUMENT WAS PREPARED BY:

Robin L. Burrell
300 North 21st Street, Suite 200
Birmingham, Alabama 35203

500-
SEND TAX NOTICE TO:

✓ Mr. Jack J. Phillips
c/o Performance Resources Organization
12276 Old Hwy. 280
Sterrette, Alabama 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

That, in consideration of the terms of the Final Judgment of Divorce entered by the Circuit Court of Shelby County in the case of *Johnnie McKee Phillips v. Jack J. Phillips*, DR 98-287, we **JOHNNIE McKEE PHILLIPS**, a single woman and **JACK J. PHILLIPS**, a single man (hereinafter referred to as GRANTORS), do grant, bargain, sell and convey unto **JACK J. PHILLIPS**, (hereinafter referred to as "GRANTEE"), the following-described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, described as follows:

Commence at the SE corner of said 1/4 1/4 section and run northerly along east line of said 40 acre tract 210 feet to point of beginning; thence continue north along east line of said 40 acre tract 640.5 feet; thence turn an angle to the left of 90 deg. and run westerly 9 feet to the southeasterly right of way of Florida short route highway; thence turn an angle to left and run southwesterly along said highway right of way line 481.2 feet; thence turn an angle to the left of 2 deg. 30 min. and continue along said highway right of way line 150 feet; thence turn an angle to the left of 101 deg. and run along north line of property formerly belonging to Henry L. Walker, Jr. a distance of 316.5 feet to point of beginning; being situated in Shelby County, Alabama.

No title documents were examined. This deed was prepared from information provided by the parties.

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to said bargained premises unto GRANTEE against the claims of all persons owning, holding or claiming by, through or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals this 12th day of February, 1999.

Inst # 1999-22401

05/27/1999-22401

04:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HNS

11.50

 (SEAL)
JOHNNIE McKEE PHILLIPS

 (SEAL)
JACK J. PHILLIPS

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOHNNIE McKEE PHILLIPS**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 1999.

(SEAL)

Lannie S. Summers

Notary Public

My commission expires: July 27, 2002

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACK J. PHILLIPS**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 1999.

(SEAL)

Lannie S. Summers

Notary Public

My commission expires: July 27, 2002

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