

**This Instrument Prepared By:**

Scott J. Humphrey, L.L.C.  
3825 Lorna Road, Suite 202  
Hoover, Alabama 35244

**Send Tax Notice To:**

Jim Phillips  
5465 Highway 280 East  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**PREPARED WITHOUT BENEFIT OF SURVEY**

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy Five Thousand Seven Hundred Fifty and No/100 Dollars (\$75,750.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**CONSECO FINANCE CORP. - ALABAMA**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**JIM PHILLIPS**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See attached Exhibit "A".

**SUBJECT TO:**

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. Less and except any part of subject property lying within a road right of way.

**TO HAVE AND TO HOLD** unto the said Grantee, his/her heirs and assigns forever.

**SUBJECT TO STATUTORY RIGHT OF REDEMPTION** of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

**PROPERTY SOLD AS IS** and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

05/30/2000-17557  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

003 KMS

89.50

Inst # 2000-17557

IN WITNESS WHEREOF, the said Grantor, by Dominic Baglio, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May, 2000.

ATTEST:

[Signature]  
As: CEO asset manager

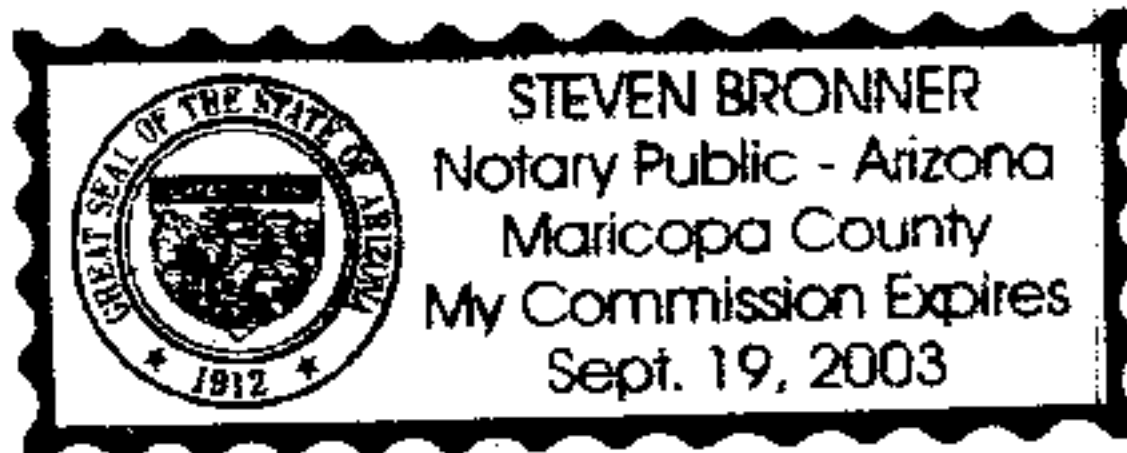
CONSECO FINANCE CORP. - ALABAMA

By: [Signature]  
As: President

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Dominic Baglio, whose name as V-president of Conseco Finance Corp. - Alabama, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of May, 2000.



[Signature]  
Notary Public  
My Commission Expires Sept 19, 2003

EXHIBIT "A"

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 4, Township 20 South, Range 1 West; thence run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 193.00 feet to the point of beginning; thence continue South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 14.26 feet to the center of the Old Birmingham-Columbiana Road; thence turn an angle of  $122^{\circ}58'54''$  to the right and run along said road a distance of 265.91 feet to the Southeast right of way of Shelby County Highway No. 39; thence turn an angle of  $115^{\circ}44'31''$  to the right and run along said highway right of way a distance of 66.97 feet; thence turn an angle of  $2^{\circ}11'45''$  to the left and continue along said highway right of way a distance of 48.52 feet; thence turn an angle of  $1^{\circ}50'28''$  to the left and continue along said highway right of way a distance of 25.00 feet; thence turn an angle of  $83^{\circ}22'48''$  to the right and run a distance of 276.83 feet; thence turn an angle of  $131^{\circ}29'21''$  to the right and run a distance of 80.00 feet to the point of beginning.

Situated in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

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