

This instrument was prepared by

(Name) WALLACE And ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frank C. Ellis, Jr. and wife, Diane B. Ellis

(herein referred to as grantor, waether one or more), grant, bargain, sell and convey unto

Harry L. Phillips

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one-half interest in the following described real estate: The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, EXCEPT that part lying Northwest of Columbiana-Wilsonville Highway And Also except the hereinafter described lot which is reserved in fee simple by Grantors herein: Commence at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence run South along the West line of said $\frac{1}{4}$ Section a distance of 385.40 feet to the SE R.O.W. line of Alabama Highway No. 25, thence turn an angle of 91 deg. 20 min. to the left and run a distance of 322.00 feet to the point of beginning, thence turn an angle of 95 deg. 00 min. to the right and run a distance of 154.90 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 55.10 feet to point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama. As a part of the consideration for this conveyance, the Grantee agrees to assume and does hereby assume, jointly with Grantors to pay that certain mortgage exeated by said Frank C. Ellis, Jr. and Diane B. Ellis on September 1, 1966, in favor of Johnie H. Sims.

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 (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s), this 7th day of September, 1966.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM

9-9-1966 (Seal)

RECORDED & \$ MTG. (Seal)

\$ DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. (Seal)

STATE OF ALABAMA

SHELBY

COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr., and wife, Diane B. Ellis, 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 they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 7th day of September, A. D., 1966.

Larice Brasher

Notary Public.

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