

This instrument was prepared by

(Name) Claude McCain Moncus

(Address) 413 North 21st Street, Birmingham, Alabama 35203

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:

See Mtg 346-753

That in consideration of Seven Thousand Five Hundred and No/100 Dollars (\$7,500.00) and the execution of a purchase money mortgage for \$42,500.00 simultaneously herewith

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Archie Phillips, Jr., and wife, Sharon Phillips,

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

Richard H. Cord

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

N 1/2 of NE 1/4 of NW 1/4; SW 1/4 of NE 1/4 and NW 1/4 of SE 1/4; all in Section 30, Township 20, Range 1 West, Shelby County, Alabama.

ALSO, an easement of right-of-way across the NW 1/4 of NW 1/4 Section 30, Township 20, Range 1 West and the East 15 acres of the NE 1/4 of the NE 1/4 of Section 25, Township 20, Range 2 West, Shelby County, Alabama; and a 10-ft right-of-way along and in addition to an existing road running through the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4, all in Section 25, Township 20, Range 2 West and the SE 1/4 of NW 1/4 of Section 30, Township 20, Range 2 West, Shelby County, Alabama.

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19750627000033590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 27 AM 9:01
Need Jax 7:50
Cordell M. Moncus
JUDGE OF PROBATE

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 24th day of June, 1975.

(Seal)

William Archie Phillips Jr.
William Archie Phillips (Seal)

(Seal)

Sharon Phillips
Sharon Phillips (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Archie Phillips and wife, Sharon Phillips, 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 24th day of June, A. D., 1975.

Claude McCain Moncus

Notary Public