

USDA-FHA  
FHA-AL-427-4  
(9-14-72)

Position 5

This Instrument was Prepared by  
Wallace, Ellis, Head & Fowler  
Attorneys at Law  
Columbiana, Alabama 35051

6610

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE, made this 31st day of July, 19 75, between  
Marion R. McDow, a widow

of Shelby County, State of Alabama, party(ies) of the first part, and  
Harry L. Phillips and wife, Sue Smith Phillips

of Shelby County, State of Alabama, parties of the second part;  
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following described land, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" WHICH IS MADE A PART HEREOF

BOOK 293 PAGE 720

19750731000040830 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
07/31/1975 12:00:00AM FILED/CERT

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by James T. McDow and wife, Mildred E. McDow dated the 1st day of April

19 69, and recorded in Mortgage Book 311, at Page 159, in the Office of the Judge of Probate of Shelby County, Alabama:

2. That certain mortgage to the United States of America executed by James T. McDow dated Sept. 17, 1969 and recorded in said Probate Office in Mortgage Book 312, page 430.  
3. That certain mortgage to the United States of America executed by James M. Morgan and Margaret M. Morgan dated August 19, 1969 and recorded in said Probate Office in Mortgage Book 312, page 268.



and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

And the said party(ies) of the first part does (do) for herself and for her

them that she is (are) lawfully seized in fee simple of said premises; that the premises are

right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

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Maureen R McDerm (LS)

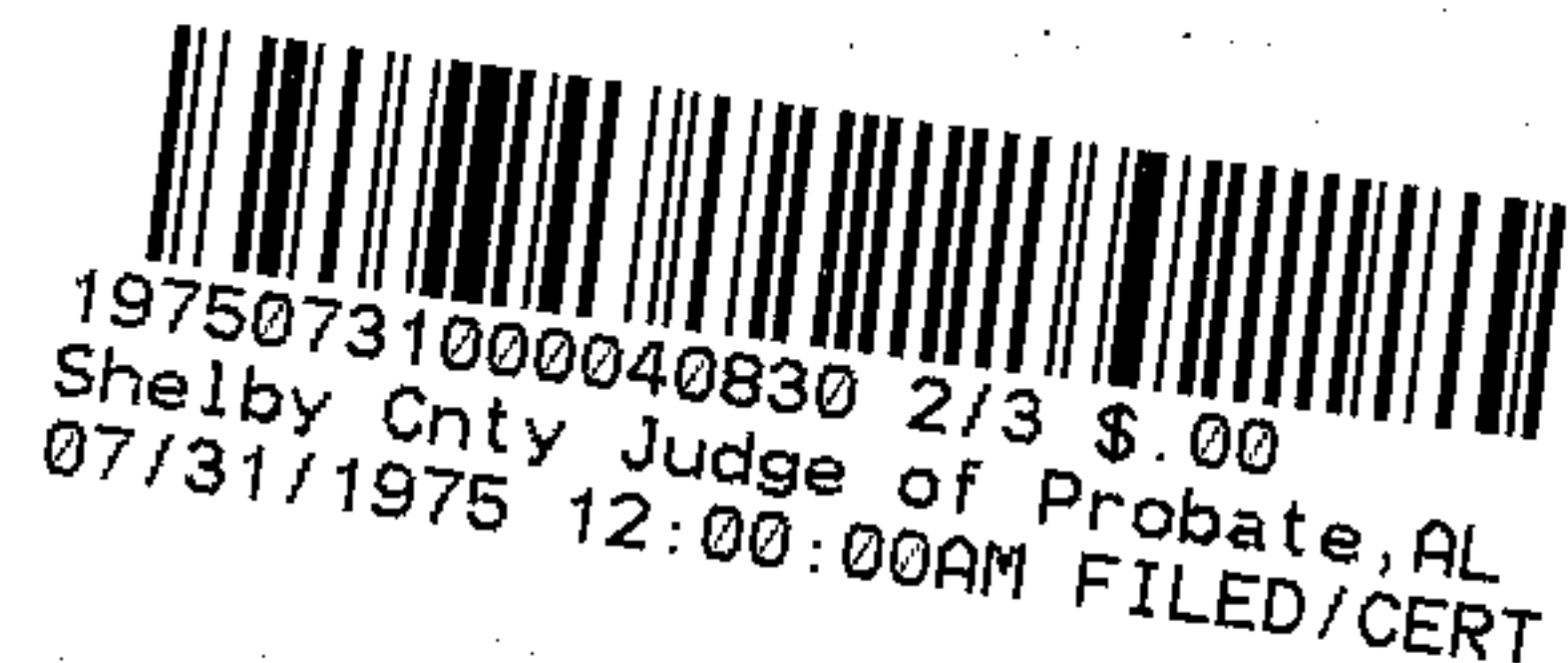
(LS)

certify that Marion R. McDow  
whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this

Given under my hand and seal this 31st day of July, 19 75.

Lance Grasher  
Notary Public

My Commission Expires 1/1/77





# EXHIBIT "A"

## PARCEL I

Commence at the northwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 25, Township 21 South Range 1 West; thence south 89 deg. 03 min. 30 sec. west along the half-section line, a distance of 3341.36 feet to a point (being the NE corner of the Government Housing project); thence turn an angle of 83 deg. 49 min. 30 sec. to the left and run south 0 deg. 14 min. west along the east boundaries of the said housing project and the Columbiana Cemetery, a distance of 1095.75 feet to a point; thence turn an angle of 89 deg. 13 min. to the right and run south 89 deg. 27 min. west along the south boundary of said Columbiana Cemetery a distance of 520.33 feet to the point of beginning of the lot herein described (being the northeast corner of the Furrall Home Duplex); thence turn an angle of 103 deg. 01 min. 30 sec. to the left and run along the present northeast funeral home duplex lot a distance of 217.19 feet to a point on the north R/O/W line of Pitts Drive; thence turn an angle of 90 deg. 00 min. to the left and run along the said north R/O/W line of Pitts Drive a distance of 68.95 feet to a point (being the P.C. of a 10 deg. 00 min. curve to the left); thence turn an angle of 4 deg. 25 min. deflection to the left and run a distance of 81.92 feet (arc distance of 82.0 feet) to a point on the north R/O/W line of the said Pitts Drive; thence turn an angle of 85 deg. 35 min. to the left and run parallel to the said north-east boundary of the present funeral home duplex lot, a distance of 176.02 feet to a point on the said south boundary of the Columbiana Cemetery; thence turn an angle of 76 deg. 58 min. 30 sec. to the left and run along the said south boundary of Columbiana Cemetery south 89 deg. 27 min. west a distance of 154.61 feet to the point of beginning. Said lot is lying in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 25, Township 21 South, Range 1 West.

## PARCEL II

Commence at the northwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 25, Township 21 South Range 1 West, thence south 89 deg. 03 min. 3 sec. west along the north boundary of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 25, a distance of 2205.43 feet to a point on the east margin of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed along the said east margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 79 deg. 42 min. to the left and proceed along the south property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of 90 deg. 00 min. to the right a distance of 177.10 feet to a point on the north margin of Briarwood Street; thence turn an angle of 90 deg. 00 min. to the right and proceed along the said north margin of Briarwood Street, a distance of 350.00 feet to a point on the east margin of the said Washington Street; thence turn an angle of 79 deg. 42 min. to the right and proceed along the said east margin of Washington Street a distance of 180.00 feet to the point of beginning; said parcel of land contains 1.483 acres.

## PARCEL III

From the SE corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 36, Township 21 South, Range 1 West, run West along the South boundary line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 636.92 feet; thence turn 115 deg. 58' right and run 248.4 feet; thence turn 89 deg. 54' left and run 195 feet to point of beginning; thence turn 04 deg. 10' left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90 deg. to the right and run 220 feet parallel with the Western boundary of property conveyed in deed Book 259, page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90 deg. and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259, page 143; thence continue in the same direction a distance of 220 feet to the Northeasterly corner of property conveyed in said Deed Book 259, page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90 deg. and run 220 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to transmission line permits and public road rights of way of record.

SIGNED FOR  
IDENTIFICATION:

*Marion R. McDaniels*

19750731000040830 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
07/31/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Rec'd July 31 1975

31 11:10:14

STATE OF ALA. SHELBY CO.

INSTRUMENT WAS FILED

THIS

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