

This instrument is prepared by

(Name) Harrison and Conwill
P.O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

1539

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----DOLLARS
and other good and valuable consideration

See Mtg 359-

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, Frances Walker Phillips and husband, Fred Phillips; Thomas L. Phillips and wife, Helen H. Phillips and David Phillips, a single man,

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

Virginia Kathleen Carter

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

A lot or parcel of land, seventy-five feet wide and six hundred and twenty feet long, in the Town of Columbiana, Alabama, together with the improvements thereon, and more particularly described as follows: Beginning at an iron stake at a point in the East edge of Main Street, three hundred and twenty-eight feet South of the intersection of Sterrett Street with said Main Street and running nearly due East a line parallel with said Sterrett Street, six hundred and twenty feet to J.W. McGiboney's fence to a point which is three hundred and twenty-eight feet South of Sterrett Street, thence North seventy-five feet, thence West parallel with Sterrett Street, six hundred and twenty feet to the East edge of Main Street, thence South along Main Street to the point of beginning, said lot being in the Southeast Quarter of the Southeast Quarter of Section 23, and Southwest Quarter of Southwest Quarter of Section 24, all in Township 21, Range 1 West, same being the lot conveyed to L.G. Acuff by T.R. Walton and Luna Walton by deed bearing date February 2, 1914, and being of record in Deed record 53 on Page 580 in the Office of the Judge of Probate of Shelby County, Alabama, and being a part of Lot 92 of Horsley's Map of the Town of Columbiana, Alabama.

It being our intention to convey the homeplace, including all the land connected therewith on which Judge L.C. Walker resided at the time of his death whether correctly described herein or not.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of November, 1976...

Frances Walker Phillips (SEAL)
Frances Walker Phillips

Thomas L. Phillips (SEAL)
Thomas L. Phillips

Fred Phillips (SEAL)
Fred Phillips

Helen H. Phillips (SEAL)
Helen H. Phillips

David Phillips (SEAL)

David Phillips (SEAL)
David Phillips

STATE OF Georgia
Fulton COUNTY

General Acknowledgment

I, the undersigned E. Jean Higgins a Notary Public in and for said County,
in said State, hereby certify that Frances Walker Phillips and husband, Fred Phillips

whose name(s) 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 10th day of November, A.D. 1976.

Form ALA-30



19761119000112950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1976 12:00:00 AM FILED/CER1

E. Jean Higgins
Notary Public, Georgia, State at Large
My Commission Expires Jan. 28, 1980

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas L. Phillips and wife, Helen H. 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 5th day of November 1976
Martha B. Janner
Notary Public

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Phillips, a single man, whose names ^{is} ~~are~~ signed to the foregoing conveyance, and who ^{is} ~~are~~ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, ^{he} ~~they~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November 1976
E. Jean Higgins
Notary Public
Notary Public, Georgia, State at Large
My Commission Expires Jan. 28, 1978

STATE OF _____
COUNTY OF _____

I, a Notary Public in and for said County in said State, hereby certify that 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 ____ day of ____ 19__.

Notary Public

19761119000112950 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1976 12:00:00 AM FILED/CER1

BOOK 362 PAGE 268

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS INSTRUMENT WAS FILED
1976 NOV 19 AM 11:58
J. J. Janner