This instrument was prepared by Harrison, Conwill & Harrison
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

1206

19790430000052460 1/2 $.00
Shelby Cnty Judge of Probate,AL
04/30/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Dollar and the assumption of the unpaid balance due on mortgage to Shelby County Savings & Loan Association of Columbiana, recorded in Mortgage Book 320, Page 508, (whether one of more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, THOMAS L. PHILLIPS and wife, HELEN H. PHILLIPS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MILTON B. RUBIN (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SE¼ of the NE¼ of Section 2, Township 21 South, Range 3 West, run thence in an Easterly direction along the South line of said ¼-¼ Section for a distance of 314.50 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the left of 63 degrees 12 minutes 30 seconds and run in a Northeasterly direction for a distance of 443.38 feet; thence turn an angle to the left of 59 degrees 36 mintues 47 seconds and run in a Northwesterly direction for a distance of 134.37 feet; thence turn an angle to the right of 41 degrees 14 minutes 26 seconds and run in a Northeasterly direction for a distance of 34.08 feet; thence turn an angle to the left of 74 degrees 43 minutes 19 seconds and run in a Northwesterly direction for a distance of 122.78 feet to the point of beginning of a curve to the left; said curve having a central angle of 25 degrees 19 minutes 54 seconds and a radius of 419.97 feet; thence run along the arc of said curve to the left in a Northwesterly direction for a distance of 185.68 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northwesterly direction for a distance of 271.37 feet to the point of beginning of a curve to the left; said curve having a central angle of 55 degrees 55 minutes 11 seconds and a radius of 50 feet; thence run along the arc of said curve to the left in a Northwesterly and Southwesterly direction for a distance of 48.80 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southwesterly direction for a distance of 137.28 feet to the point of beginning of a curve to the right; said curve having a central angle of 5 degrees 15 mintues 27 seconds and a radius of 1344.85 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 123.40 feet; thence turn an angle to the left of 96 degrees 09 minutes 12 seconds to the tangent of last described course and run in a Southeasterly direction for a distance of 724.90 feet to the point of beginning.

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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 (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) hands and seals this 27th day of April, 1979.

Thomas L. Phillips

Helen H. Phillips

19790430000052460 2/2 $.00
Shelby Cnty Judge of Probate, AL
04/30/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

General Acknowledgment

I, William T. Harrison, 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 27th day of April, 1979.

Notary Public

Rec. 3.00
Ins 1.00
$14.00