

WARRANTY DEED

19800623000067890 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
06/23/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Nine Hundred and No/100 Dollars (\$900.00) in hand paid to the undersigned grantors Lee Phillips and wife, Nellie P. Phillips by The Vandiver Civic Center, Inc., a corporation formed and existing under the Alabama Non-Profit Corporation Act, hereinafter called the "Center" and in consideration of the execution by the Center of a purchase money mortgage to secure the sum of Three Thousand One Hundred and No/100 Dollars (\$3,100.00) the receipt and sufficiency of which is hereby acknowledged, we the said grantors Lee Phillips and wife, Nellie P. Phillips do hereby grant, bargain, sell and convey to the Center, the following described real property situated in the Town of Vandiver, Shelby County, Alabama, viz:

Lee Phillips
Nellie P. Phillips

Commence at the Southeast corner of the W 1/2 of the SE 1/4 of the SW 1/4, Sec. 11, T-18-S, R-1-E, thence run North along the East line of said 1/2 1/4 1/4 Section a distance of 210.00 feet to the point of beginning; thence continue North along the East line of said 1/2 1/4 1/4 Section a distance of 315.00 feet; thence turn an angle of 90 deg. 06 min. 38 sec. to the left and run a distance of 315.00 feet; thence turn an angle of 89 deg. 53 min. 22 sec. to the left and run a distance of 315.00 feet; thence turn an angle of 90 deg. 06. min. 38 sec. to the left and run a distance of 315.00 feet to the point of beginning, containing 2.27 acres more or less and being situated in the W 1/2 of the SE 1/4 of the SW 1/4 of Sec. 11, T-18-S, R-1-E, Shelby County, Alabama, contiguous to the old school lot now owned by the grantee herein.

Subject to the lien of ad valorem taxes for the year 1980.

TO HAVE AND TO HOLD unto the said Center, its successors and assigns in fee simple, forever.

And the grantors for themselves and for their heirs, executors and administrators covenant with the Center, its successors and assigns that they are seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Center, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of June, 1980.

Lee Phillips (SEAL)
Lee Phillips

Nellie P. Phillips (SEAL)
Nellie P. Phillips

Marion Watson

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STATE OF ALABAMA)

Stacy COUNTY)

I, Allen J. Ellerson, a Notary Public in and for said County, in said State, hereby certify that Lee Phillips and Nellie P. 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 11th day of June, 1980.

Allen J. Ellerson
Notary Public

My Commission Expires Nov 1, 1980

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T-13-S, R-1-E
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SHELBY CO., ALA.

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Admission Slip

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