

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW 200
(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

DONN E. PHILLIPS AND WIFE, SANDRA PHILLIPS,

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

HOUSING AMERICA, INC.,

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

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a Northerly direction, along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 424.06 feet; thence 90 degrees 21 minutes 22 seconds right, in an Easterly direction, a distance of 278.17 feet to the point of beginning; thence continue along last described course a distance of 230.0 feet; thence 88 degrees 10 minutes 23 seconds right, in a southerly direction, a distance of 190.0 feet; thence 91 degrees 49 minutes 37 seconds right, in a westerly direction a distance of 230.0 feet; thence 88 degrees 10 minutes 23 seconds right, in a Northerly direction, a distance of 190.0 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Easements of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 102, Page 563, in the Probate Office of Shelby County, Alabama.

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 17th day of November, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 DEC -3 AM 11:21

Deed tax - .50

(Seal) Dec. 1.50x

(Seal) Jul. 1.00x

(Seal) 3.00x

Donn E. Phillips

DONN E. PHILLIPS

Sandra Phillips

SANDRA PHILLIPS

James A. Shandley, Jr.

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONN E. PHILLIPS AND WIFE, SANDRA 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 17th day of November, A. D., 1980.

3400 Montgomery Highway

Notary Public