

This instrument was prepared without the benefit of title evidence.

This instrument was prepared by

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

19810401000035460 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/01/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar and no/100 (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Floyd Phillips, a single man; John Phillips and wife, Jennie Phillips; Lyndall Bryan, a single woman; Elsie Mae Phillips, a single woman and Mary Phillips, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Jim Phillips

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

Beginning at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 22, Range 4 West and running due West 712 $\frac{1}{2}$ feet, this being the point of beginning of the following plot; thence running Southward a distance of 193 feet; thence in a North-eastward direction 240 feet; thence due West a distance of 143 feet to point of beginning. Containing One Quarter acre, more or less. Situated in Shelby County, Alabama.

The above named grantors and grantee being the remaining heirs at law and next of kin of James E. Phillips and Willie Dale Reach Phillips, both deceased.

BOOK 331 PAGE 995

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

day of March, 19 81

<u>Floyd Phillips</u> (SEAL)	<u>Lyndall Bryan</u> (SEAL)
<u>John Phillips</u> (SEAL)	<u>Elsie Mae Phillips</u> (SEAL)
<u>Jennie Phillips</u> (SEAL)	<u>Mary Phillips</u> (SEAL)

STATE OF _____ COUNTY _____

General Acknowledgment

I, the undersigned authority in said State, hereby certify that

a Notary Public in and for said County,

Floyd Phillips, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March

A.D. 19 81

STATE OF Alabama
COUNTY OF Montgomery

General Acknowledgment

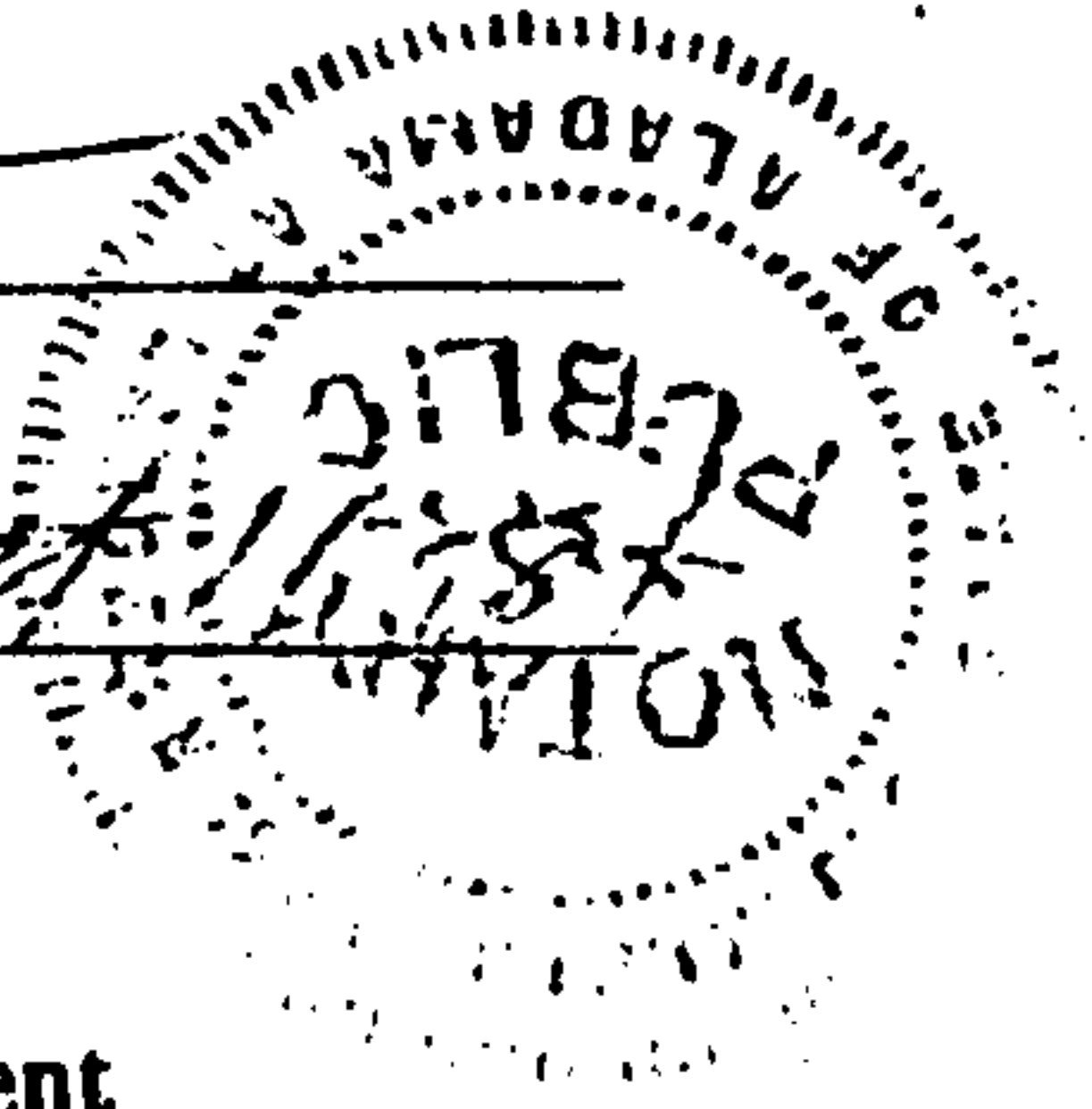
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Phillips and wife, Jennie Phillips

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 12 day of March, 19 81.

[Signature]
Notary Public

My Commission Expires: Sept 15, 1981



STATE OF Alabama
COUNTY OF Jefferson

General Acknowledgment

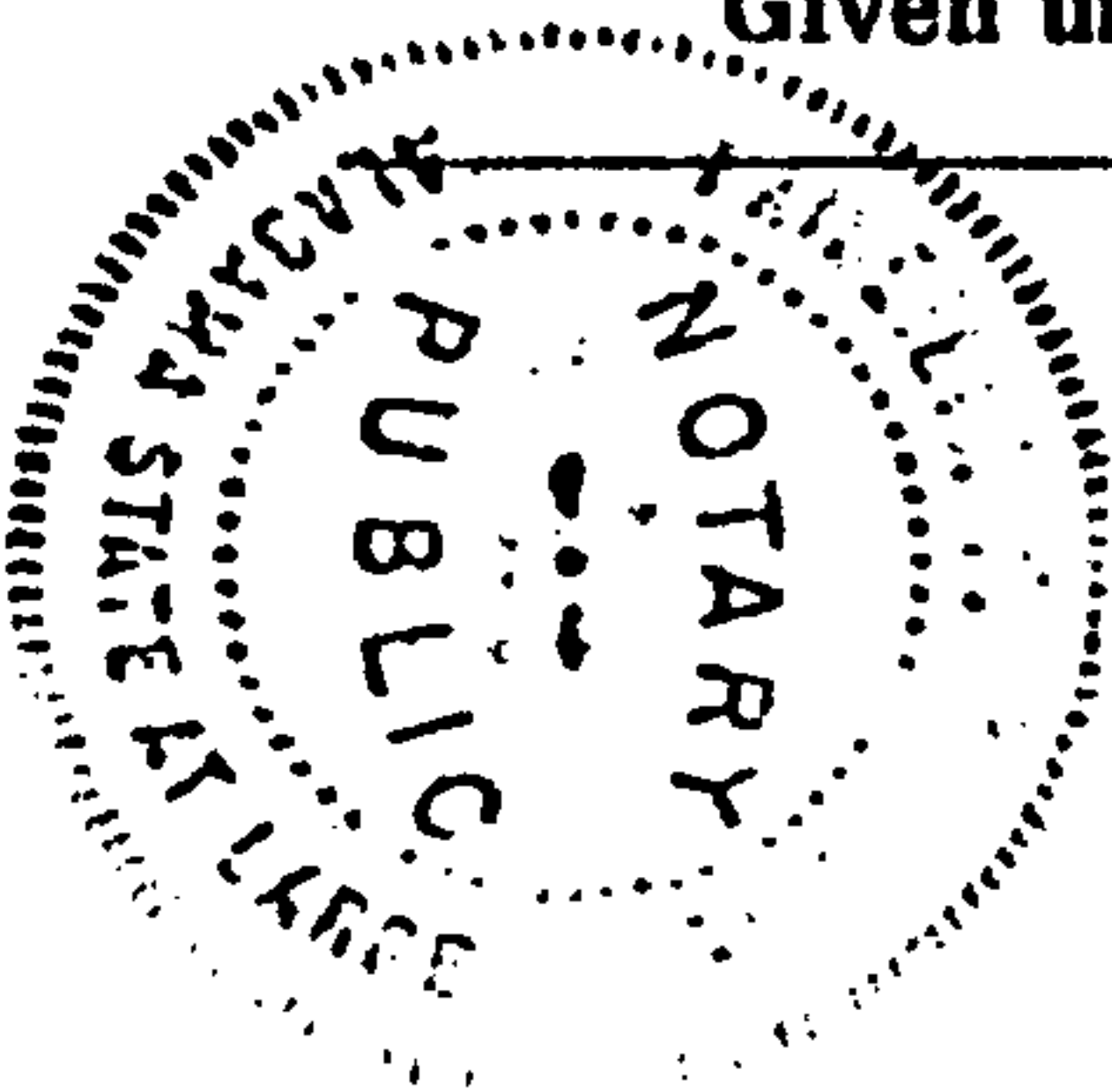
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lyndall Bryan, a single woman

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 19 81.

Priscilla J. Carbone
Notary Public

My Commission expires: April 16, 1984



STATE OF Alabama
COUNTY OF Jefferson

General Acknowledgment

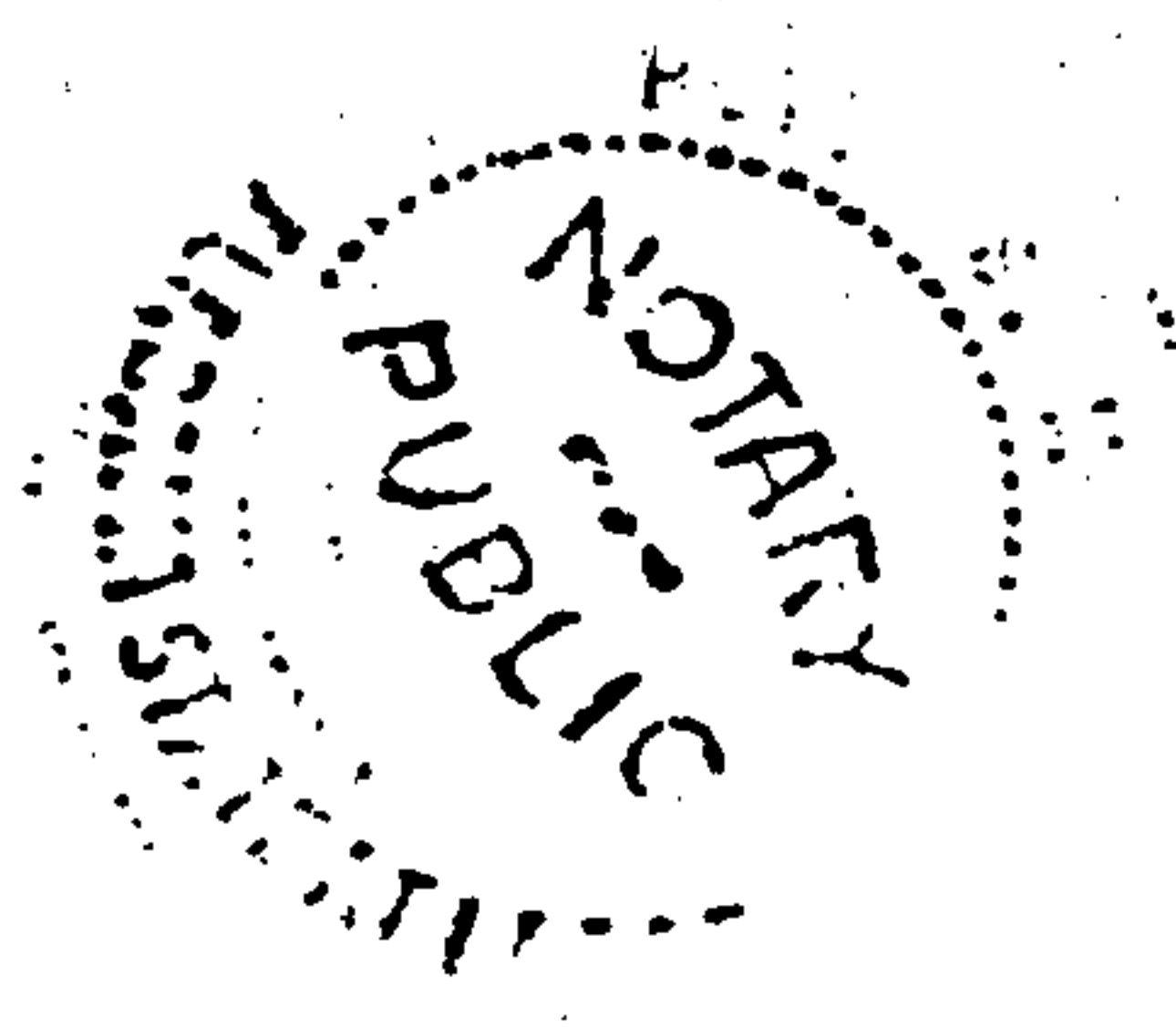
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elsie Mae Phillips, a single woman

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 19 81.

Beth S. Morris
Notary Public

My Commission expires: Dec 7, 1983



BOOK 331 PAGE 996

STATE OF Fla)

COUNTY OF Deer)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Phillips, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, 1981.

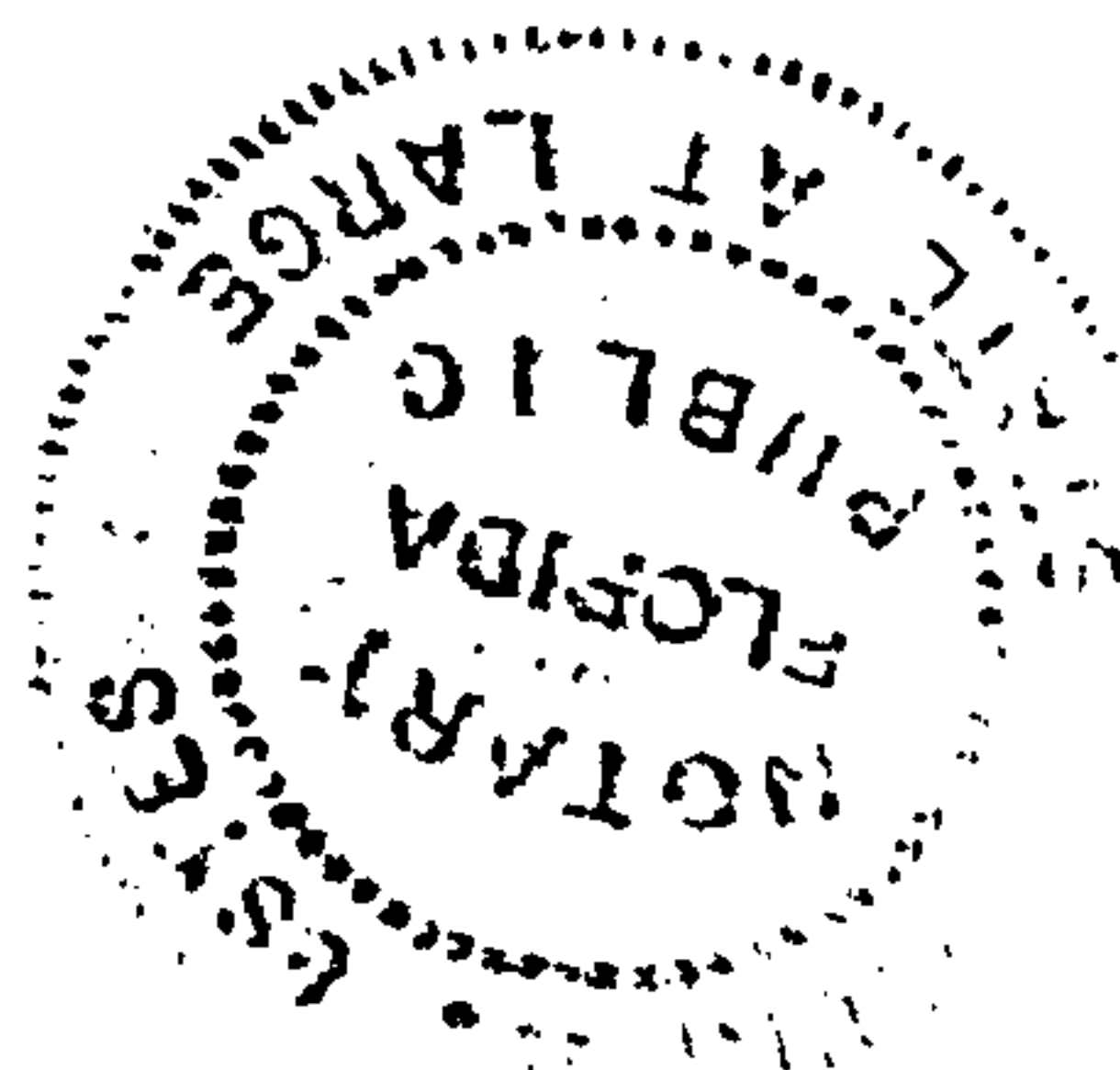
Henry G. Carter

Notary Public, State of Florida at Large

My Commission Expires June 1, 1982

My Commission expires By American Fire & Casualty Company

BOOK 331 PAGE 997



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

1981 APR -1 AM 8:36

Rec. 50

Re. 6.50

Thomas A. Swanton, Jr.
JUDGE OF PROBATE

8.00