

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

X
X

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and no/100 (\$15,000.00) Dollars (\$13,000.00) of this purchase price being executed in the form of a mortgage, to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, RALPH DARBY, TOMMY COLE, J.E. BAKER, JIMMIE GREENE, and JAMES TATE, TRUSTEES OF THE FIRST UNITED METHODIST CHURCH OF HARPERSVILLE, a/k/a Harpersville Methodist Church, (herein referred to as grantors) do grant, bargain, sell and convey unto CLAYTON ROBERT PHILLIPS and BRENDA AARON PHILLIPS (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, and more particularly described as follows: Starting at the Southwest corner of the said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, turn 16 degrees 47 minutes from the South boundary line of said Section 28 to the left and run Northeasterly a distance of 390.9 feet to a steel railroad spike near the center of a black topped road, the point of beginning; thence turn 23 degrees 58 minutes to the right and run Easterly a distance of 92.0 feet to a steel railroad spike near the edge of said black topped road; thence turn 87 degrees 59 minutes to the right and run Southerly along a rock wall on the West side of a former alley a distance of 120.3 feet to an iron marker; thence turn 91 degrees 00 minutes to the right and run Westerly a distance of 92.0 feet to an iron marker; thence turn 88 degrees 55 minutes to the right and run Northerly a distance of 122.0 feet to the point of beginning. Said parcel of land lies in the said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, and contains 0.3 acres, more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees as joint tentants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Grantors covenant that they are authorized to convey said property by a Resolution duly passed by the members of the First United Methodist Church of Harpersville.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this

15th day of July, 1982.

FIRST UNITED METHODIST CHURCH OF HARPERSVILLE

BY Ralph Darby
Ralph Darby - Trustee (Chairman)

BY Tommy Cole
Tommy Cole - Trustee

BY J.E. Baker
J.E. Baker - Trustee

BY Jimmie R. Greene
Jimmie Greene - Trustee

BY James Tate
James Tate - Trustee

STATE OF ALABAMA X

SHELBY COUNTY X

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ralph Darby, Tommy Cole, J.E. Baker, Jimmie Green and James Tate, whose names as Trustee of the First United Methodist Church of Harpersville, 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, for and as the act of said Church.

Given under my hand and official seal this 18th day of

August, 1982.

GRANTEES ADDRESS:
Clayton Robert Phillips
P.O. Box 35
Harpersville, Alabama 35078

Notary Public
STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1982 MAY 24 AM 9:24
See Mtg H20-761
JUDGE OF PROBATE
TAX 2.00
Rec 3.00
Jud 1.00
6.00