

739

COLLECTED DEED

SEND TAX NOTICE TO:

(Name) Frances W. Phillips
1506 Inverness Lane
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Twenty-One Thousand 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,

Elizabeth Louise Hodgins Sapp and husband, James B. Sapp

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

(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 Northeast 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction along the South line of said 1/4-1/4 Section a distance of 768.59 feet; thence turn 91 degrees 06 minutes left, in a Northerly direction along the West line of the Patricia Hodgins Britt lands, a distance of 699.71 feet to a point on the Southeasterly right of way line of Shelby County Highway #11; thence 107 degrees 42 minutes left, in a Southwesterly direction along said right of way line, a distance of 806.63 feet; thence 72 degrees 18 minutes left, in a Southerly direction a distance of 440.16 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said 1/4-1/4 Section; thence in an Easterly direction along the South line of said 1/4-1/4 Section a distance of 738.59 feet; thence 91 degrees 06 minutes left, in a Northerly direction a distance of 283.01 feet to the point of beginning; thence continue along the same course a distance of 407.0 feet to a point on the South right-of-way line of County Highway #11; thence turn left 107 degrees 42 minutes and run in a Southwesterly direction along the said right of way of County Highway #11, a distance of 445.0 feet to a point; thence turn left 97 degrees 14 minutes and run Southeasterly a distance of 297.95 feet to a point; thence turn left 64 degrees 48 minutes and run a distance of 298.38 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1985 and subsequent years.

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 December

BOOK 011 PAGE 967
BOOK 013 PAGE 329
1985 JAN -2 PM 2:38
Dued TAX 21.00
Rec 2.50
Jud 1.00
24.50
STATE OF ALABAMA
SHELBY COUNTY
1984 DEC 17 PM 12:30
(Seal)
(Seal)
(Seal)
(Seal)

Elizabeth Louise Hodgins Sapp (Seal)
James B. Sapp (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Louise Hodgins Sapp and husband, James B. Sapp 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 17th day of December, 1984
Mike T. Atchison