

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, AL 35244

1221



This Form furnishes

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 889
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND FIVE HUNDRED AND NO/100THS (\$14,500.00)-----DOLLARS,
to the undersigned grantor, Burnett Building Services, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kevin Phillips

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
SHELBY COUNTY, ALABAMA TO-WIT:

See Attached Exhibit "A" for legal description

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$13,050.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 10th day of May, 1988

ATTEST:

Burnett Building Services, Inc.

Secretary

By

Marvin Burnett
Marvin Burnett

President

STATE OF ALABAMA

COUNTY OF

SHELBY

I,

the undersigned

a Notary Public in and for said County, in said State.

hereby certify that Marvin Burnett

whose name as President of Burnett Building Services, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 10th day of May, 1988

EXHIBIT "A"

A parcel of land in the SE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Lot 30, of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7 page 152 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southwest along the West line of said Lot 30, a distance of 295.06 feet to the Northwest corner of Lot 32; thence turn right 08 deg. 50 min. 34 sec. and run Southwest along the West line of said Lot 32, a distance of 155.00 feet to the North right of way of Redwood Drive (60.0 foot right of way); thence turn right 90 deg. 00 min. 00 sec. and run Northwest along said right of way 117.27 feet to the point of a clockwise curve, having a delta angle of 06 deg. 52 min. 37 sec. and a radius of 851.12 feet; thence run along the arc of said right of way curve 102.16 feet to the point of a counter clockwise curve having a delta angle of 07 deg. 17 min. 11 sec., and a radius of 902.11 feet; thence run along the arc of said right of way curve 114.72 feet; thence continue along said right of way and tangent to said curve 15.11 feet; thence turn right 86 deg. 51 min. 48 sec. and run Northeast 504.05 feet; thence turn right 105 deg. 53 min. 01 sec. and run Southeast 342.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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

88 MAY 18 AM 11:03

F. Thomas R. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Misc. Fee	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.50