

PREPARED BY: Richard A. Rhea
RHEA, BOYD & RHEA
930 Forrest Avenue
Gadsden, Al 35901

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made this 3 day
of May, 1993 between KENNETH N. TATUM and
FORREST W. FROST, hereinafter referred to as the parties of the
first part, and JIMMY E. PHILLIPS and wife, RUTH A. PHILLIPS,
hereinafter referred to as the parties of the second part.

WITNESSETH, That the parties of the first part, in
consideration of the sum of \$ 99,500.00 DOLLARS, paid by
the parties of the second part, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey unto the
parties of the second part as joint tenants, with right of
survivorship the following described real estate, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4
of Section 5, Township 19 South, Range 1 West
described as follows:

Commence at the SE corner of the NW 1/4 of
the NE 1/4 of Section 5, Township 19 South,
Range 1 West; thence run South 90 degrees 00
minutes 00 seconds West along the South
boundary of said 1/4 1/4 Section for a
distance of 1030.79 feet to the Northeast
right of way line of U.S. Highway 280, said
point being located on a curve to the left
having a central angle of 02 degrees 29
minutes 02 seconds and a radius of 3820.11
feet and a chord bearing of North 05 degrees
41 minutes 26 seconds West; thence run along
the arc of said curve for a distance of
165.61 feet to the point of beginning; thence
continue along said curve to the left having
a central angle of 02 degrees 28 minutes 29
seconds and a radius of 3820.11 feet and a
chord bearing of North 08 degrees 10 minutes
12 seconds West; thence run along the arc of
said curve for a distance of 165.00 feet to
the Southwesterly corner of Lot 3 according
to the Subdivision Map of the U.S.W.
Subdivision as recorded in Map Book 14, Page
80, Shelby County; thence run South 89
degrees, 55 minutes, 50 seconds East along
the South line of said Lot 3 for a distance
of 200.00 feet; thence run South 00 degrees,
03 minutes, 22 seconds West along said Lot 3
for a distance of 40.00 feet; then run South
80 degrees, 25 minutes, 33 seconds East along
said Lot 3 for a distance of 310.59 feet to
the centerline of an existing creek; thence
run South 21 degrees, 35 minutes, 48 seconds
East along said centerline for a distance of

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05/04/1993-12597
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SHELBY COUNTY JUDGE OF PROBATE
0003 MCB 111.00

290 Oak Tree Dr
Sturtevant, Al 35147

Handwritten:
J.W.G.
K.S.

17.53 feet; thence run North 80 degrees, 25 minutes, 33 seconds West for a distance of 187.04 feet; thence run South 01 degree, 19 minutes, 17 seconds East for a distance of 86.25 feet; thence run South 90 degrees, 00 minutes, 00 seconds West for a distance of 306.15 feet to the point of beginning.

Grantors reserve for themselves, and each of them, their heirs and assigns, an Easement on, over and under the following described land. The purpose of said Easement is to facilitate, allow and control drainage of the adjacent property retained by grantors:

Out of the above described is a 15.0 foot wide easement, reserved by the Grantors, being described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West; thence run South 90 degrees 00 minutes, 00 seconds West along the South boundary of said 1/4 1/4 section for a distance of 1030.79 feet to the North East right of way line of U.S. Highway 280, said point being located on a curve to the left having a central angle of 04 degrees 57 minutes, 31 seconds and a radius of 3820.11 feet and a chord bearing of North 06 degrees, 55 minutes, 41 seconds West; thence run along the arc of said curve for a distance of 330.61 feet; thence run South 89 degrees, 55 minutes, 50 seconds East for a distance of 200.00 feet; thence run South 00 degrees, 03 minutes, 22 seconds West for a distance of 40.00 feet; thence run South 80 degrees, 25 minutes, 33 seconds East for a distance of 129.73 feet to the point of beginning of said easement; thence run South 80 degrees, 25 minutes, 33 seconds East for a distance of 180.86 feet to the centerline of the existing creek; thence run South 21 degrees, 35 minutes, 48 seconds East for a distance of 17.53 feet; thence run North 80 degrees, 25 minutes, 33 seconds West for a distance of 187.04 feet; thence run North 01 degrees, 19 minutes, 17 seconds West for a distance of 15.28 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3 day of May, 1993.

Kenneth N. Tatum
KENNETH N. TATUM

Forrest W. Frost
FORREST W. FROST

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Mary Jo Blane, a Notary Public in and for said County, in said State, hereby certify that KENNETH N. TATUM and FORREST W. FROST, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of May, 1993.

Mary Jo Blane
NOTARY PUBLIC

My Commission Expires 12/11/94

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