

This Instrument Prepared By:
James F. Burford, III
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
JACK PHILLIPS
5362 MEADOW BROOK RD.
Bham. AL. 35242

Inst # 1993-16491

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

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

That in consideration of Sixty-Nine Thousand Seven Hundred Ninety-Five and No/100 Dollars (\$69,795.00) comprised of exchange of property valued at Thirty-Three Thousand Five Hundred and No/100 Dollars (\$33,500.00) plus cash of Thirty-Six Thousand Two Hundred Ninety-Five and No/100 Dollars (\$36,295.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CROSSBROOK PROPERTIES THIRD SECTOR, AN ALABAMA GENERAL PARTNERSHIP, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JACK J. PHILLIPS and JOHNNIE M. PHILLIPS (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivors of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter. (2) Public utility easements as shown by recorded plat, including 83 foot for Colonial Pipeline and 60 foot for access road; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 270, Page 717 and Map Book 13, Pages 94 and 148 in Probate Office; (4) Right(s)-of-Way(s) granted to Colonial Pipeline by instrument(s) recorded in Real 224, Page 477 and Supplemental Agreement as recorded in Real 267, Page 205 in Probate Office; (5) Easement(s) to Alabama Power Company as shown by instrument recorded as Instrument #1992-26803 in Probate Office; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 171, Page 842 in Probate Office; (7) Rights of others to use of private access easement as recorded in Real 270, Page 717 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivors of them in fee simple, for and during the joint lives of the survivors, and upon the death of either of the survivors, then to the survivor of the survivors in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, CROSSBROOK PROPERTIES THIRD SECTOR, AN ALABAMA GENERAL PARTNERSHIP has set its hand and seal, this 2 day of JUNE, 1993.

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06/08/1993-16491
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 81.50

CROSSBROOK PROPERTIES THIRD
SECTOR, AN ALABAMA GENERAL
PARTNERSHIP

By: 

Randall H. Goggans

Its: General Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as General Partner of CROSSBROOK PROPERTIES THIRD SECTOR, AN ALABAMA GENERAL PARTNERSHIP, 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 said conveyance, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and seal this 2 day of JUNE,
1993.


Notary Public

My Commission Expires: 3-1-94

EXHIBIT 'A' CROSSBROOK TO PHILLIPS (DEED)

Tract 1, according to the Survey of Crossbrook Farms, Third Sector, Revised, Revision of Lots 1, 2, 3, 4, 5, 7 and 8, as recorded in Map Book 13 page 148, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, rights to use of easement for ingress and egress described as follows:

From the SW Corner of Section 9, Township 20 South, Range 1 West, run thence North along the West boundary of said Section 9 a distance of 1295.47 feet to the point of beginning of the centerline of a 60.0 foot road easement; thence turn 90 deg. 26 min. 49 sec. right and run 72.50 feet to the radius point of a 100.0 foot cul-de-sac; thence continue along said course a distance of 50.0 feet; thence turn 06 deg. 51 min. 40 sec. right and run 263.0 feet; thence turn 21 deg. 32 min. 30 sec. right and run 313.37 feet; thence turn 20 deg. 17 min. 14 sec. left and run 250.97 feet; thence turn 77 deg. 48 min. 06 sec. left and run 270.90 feet; thence turn 68 deg. 52 min. 26 sec. right and run 310.0 feet; thence turn 89 deg. 30 min. 45 sec. left and run 705.07 feet to a radius point of a 100.0 foot cul-de-sac; thence turn, 180 deg. 00 min. right and run 1370.15 feet to the radius point of a 100.0 foot

cul-de-sac; thence turn 90 deg. 15 min. 13 sec. left and run 695.31 feet to the radius point of a 100.0 foot cul-de-sac, said point and cul-de-sac being the termination point of herein described easement.

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