

\$ 650,000  
value

THIS DOCUMENT WAS PREPARED BY:

Douglas Corretti  
CORRETTI & NEWSOM  
1804 7th Avenue North  
Birmingham, Alabama 35203

THE STATE OF ALABAMA )  
SHELBY COUNTY )

Inst # 1993-42093

WARRANTY DEED

That in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **LOUGENE TRAMMELL PHILLIPS, an unmarried woman** (hereinafter referred to as Grantor), do hereby grant, bargain, sell and convey unto **PHILLIPS FAMILY LIMITED PARTNERSHIP, an Alabama limited partnership** (hereinafter referred to as Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter, Section 12, Township 19 South, Range 2 West, and thence run West along the forty line 660 feet to the point of beginning of the tract of land herein conveyed, thence North 25 degrees East 500 feet, thence North 44 degrees West 360 feet, thence North 45 degrees East 840 feet to the Northeast corner of said forty, thence along the forty line 1320 feet to the Northwest corner of said forty, thence South along the West line of said forty 1320 feet to the Southwest corner of said forty, thence East along the South line of said forty 660 feet to the point of beginning, containing approximately 26 and 1/3rd acres, more or less, and being in the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama. Also ten acres of land off of the North side of the Northeast Quarter of the Northeast Quarter of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

**LESS AND EXCEPT** that certain real property conveyed to Eli H. Phillips and Clarice I. Phillips by Warranty Deed dated the 6th day of July, 1960 recorded in Book 212, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Northeast Quarter, Section 11, Township 19 South, Range 2 West, run thence South along the West boundary of said Quarter Quarter Section 280.03 feet to the Northwest boundary of paved county road, thence turn an angle left of 134 degrees 25' 20" and run Northeasterly along said Northwest way boundary of paved county road 412.26 feet to the North boundary of

12/31/1993-42093  
11:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
666.00  
004 MEL

12/31/1993-42093  
11:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
666.00  
004 MEL

said Quarter Quarter Section; thence turn left an angle of 138 degrees 04' and run West along the North line of said Quarter Quarter Section 316.40 feet to point of beginning.

**LESS AND EXCEPT:** That certain real property conveyed to Billy D. Eddleman and Douglas D. Eddleman by Warranty Deed dated the 10th day of April, 1986 recorded in Book 073, Page 546, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Quarter Quarter Section and run West along the North line of said Quarter Quarter Section for a distance of 160.00 feet to a point, thence turn an angle to the left of 42 degrees 27 minutes 50 seconds and run Southwesterly for a distance of 623.63 feet to the point of beginning; thence turn an angle to the left of 74 degrees 57 minutes 18 seconds and run Southeasterly for a distance of 139.41 feet to a point, thence turn an angle to the right of 72 degrees 59 minutes 43 seconds and run Southwesterly for a distance of 104.16 feet to a point, thence turn an angle to the left of 89 degrees 57 minutes 03 seconds and run Southeasterly for a distance of 359.53 feet to a point, thence turn an angle to the right of 73 degrees 06 minutes 18 seconds and run Southwesterly for a distance of 265.45 feet to a point, thence turn an angle to the right of 129 degrees 14 minutes 19 seconds and run Northwesterly for a distance of 351.42 feet to a point, thence turn an angle to the right of 10 degrees 51 minutes 40 seconds and run Northwesterly for a distance of 330.00 feet to a point, thence turn an angle to the right of 76 degrees 58 minutes 00 seconds and run Northeasterly for a distance of 90.01 feet to the point of beginning. Said parcel containing approximately 1.817 acres more or less.

**LESS AND EXCEPT:** that certain real property conveyed to Billy D. Eddleman and Douglas D. Eddleman by Warranty Deed dated the 10th day of April, 1986 recorded in Book 073, Page 550, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said Quarter Quarter Section and run West along the North line of said Quarter Quarter Section for a distance of 160.00 feet to a point; thence turn an angle to the left of 42 degrees 27 minutes 50 seconds and run Southwesterly for a distance of 623.63 feet to a point; thence turn an angle to the left of 74 degrees 57

minutes 18 seconds and run Southeasterly for a distance of 139.41 feet to a point; thence turn an angle to the left of 107 degrees 00 minutes 17 seconds and run Northeasterly for a distance of 778.31 feet to the point of beginning. Said parcel containing approximately 1.964 acres more or less.

**LESS AND EXCEPT:** that certain real property conveyed to Eddleman/Phillips Development Company by Warranty Deed dated the 10th day of April, 1986 recorded in Book 073, Page 548, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of said Quarter Quarter Section and run North along the West line of said Quarter Quarter Section for a distance of 473.87 feet to a point; thence turn an angle to the right of 36 degrees 59 minutes 12 seconds and run Northeasterly for a distance of 124.95 feet to a point; thence turn an angle to the right of 19 degrees 30 minutes 00 seconds and run Northeasterly for a distance of 345.00 feet to a point; thence turn an angle to the right of 15 degrees 01 minutes 47 seconds and run Northeasterly for a distance of 261.65 feet to a point; thence turn an angle to the right of 98 degrees 58 minutes 13 seconds and run Southeasterly for a distance of 330.00 feet to a point; thence turn an angle to the left of 10 degrees 51 minutes 40 seconds and run Southeasterly for a distance of 351.42 feet to a point; thence turn an angle to the right of 50 degrees 45 minutes 41 seconds and run Southwesterly for a distance of 245.05 feet to a point on the South line of said Quarter Quarter Section; thence turn an angle to the right of 61 degrees 16 minutes 00 seconds and run West along said South line for a distance of 664.18 feet to the point of beginning. Said parcel containing approximately 11.67 acres more or less.

**TOGETHER WITH:** Lot 9 according to the survey of Phillips Addition to New Hope Mountain as recorded in Map Book 10, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 1994.
2. Easements, restrictions, encroachments, liens and encumbrances of record, if any.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, personal representatives, executors and assigns covenant with the said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives, executors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 1993.

*Lougene Phillips* (SEAL)  
LOUGENE PHILLIPS

THE STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Lougene Phillips, an unmarried woman, whose name 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 same, she executed the same on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 1993.

*E. Gay Wallace*  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 11-28-94

Inst # 1993-42093

12/31/1993-42093  
11:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 NEL 666.00