

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Daniel M. Spitler, Attorney
1840 Chandcroft Circle
Pelham, Alabama 35124

William Archie Phillips, Jr.
P.O. Box 377
Fairfield, AL 35064

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Four Thousand Dollars (\$204,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Jerry Lucas, a married man, and John P. Kelly, a married man, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, William Archie Phillips, Jr., and wife, Sharon Phillips, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, any and all interest I may own in a parcel of land situated in Shelby County, Alabama, described as follows:

Begin at the NW corner of the NW 1/4 of the NW1/4 of Section 34, Township 19 South, Range 1 East, and run South along the West line thereof 1320.00 feet; thence 89 deg. 13 min. 17 sec. left and run East along the South line thereof 1349.02 feet; thence 90 deg. 48 min. 56 sec. left and run North along the East line thereof 1179.90 feet to the Southwesterly right of way of a Seaborad Cost Line Railroad; thence 29 deg. 12 min. 23 sec. left and run along said right of way 1737.7 feet; thence run West along said right of way 39.0 feet; thence run Northwesterly along said right of way 494.4 feet to the West line of the SW1/4 of Section 27, in said Township and Range; thence run South along said West line 1672.8 feet to the point of beginning.

and,

A 60 foot wide Ingress, Egress and Utility Easement situated in Section 28, Township 19 South, Range 1 West lying 30 feet on each side of the following described line:

Commencing at the SE corner of the SE1/4 of the SE1/4 of said section; thence North 00 deg. 05 min. 14 sec. East and run a distance of 46.68 feet to the Southwesterly right of way of the following described easement; thence North 00 deg. 05 min. 14 sec. East and run a distance of 17.65 feet to the point of beginning of the center line of the following described easement; thence North 58 deg. 06 min. 42 sec. West and run a distance of 38.06 feet to the point of a curve to the right, said curve having the following described characteristics; a central angle of 14 deg. 18 min. 52 sec., a radius of 300.00 feet and continue along the arc of said curve a distance of 75.04 feet to the curves end, said arc being subtended by a chord which bears North 50 deg. 56 min. 47 sec. West and a chord length of 74.84 feet; thence North 43 deg. 46 min. 51 sec. West a distance of 88.19 feet to the point of a curve to the right having the following described characteristics; a central angle of 11 deg. 23 min. 25 sec., a radius of 300 feet and continue along the arc of said curve a distance of 59.64 feet to the curves end, said arc being subtended by a chord which bears North 38 deg. 05 min. 08 sec. West and a chord distance of 59.54 feet to the end of said curve; thence North 32 deg. 23 min. 26 sec. West a distance of 238.24 feet to the point of a curve to the left and having the following described characteristics; a central angle of 19 deg. 03 min. 09 sec., a radius of 300 feet and continue along the arc of said curve a distance of 99.76 feet to the end of said curve, said arc being subtended by a chord which bears North 41 deg. 55 min. 00 sec. West and a chord distance of 99.30 feet; thence North 51 deg. 26 min. 34 sec. West a distance of 395.50 feet to the point of a curve to the right and having the following described characteristics; a central angle of 28 deg. 54 min. 10 sec., a radius of 300 feet and continue along the arc of said curve a distance of 151.34 feet to the end of said curve, said arc being subtended by a chord which bears North 36 deg. 59 min. 29 sec. West and a chord distance of 149.74 feet; thence North 22 deg. 32 min. 24 sec. West a distance of 103.51 feet to the point of a curve to the left and having the following described characteristics; a central angle of 24 deg. 36 min. 28 sec., a radius of 375.65 feet and continue along the arc of said curve a distance of 161.34 feet to the end of said curve, said arc being subtended by a chord which bears North 34 deg. 50 min. 38 sec. West and a chord distance of 160.10 feet

05/13/1994-15702
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

F.N.B.C.

Inst # 1994-15702

thence North 47 deg. 08 min. 52 sec. West a distance of 95 feet more or less to the Southeasterly right of way of Shelby County Highway No. 55, said point being the end of the easement.

All being situated in Shelby County, Alabama.

Subject to:

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 103, Page 189 and Deed 138, Page 520 in Probate Office.

Right(s)-of-Way(s) granted to Colonial Pipeline by instrument(s) recorded in Deed 221 Page 208 and Deed 221, Page 210 in Probate Office.

Easements to Plantation Pipeline as shown by instrument recorded on Deed 112, Page 228 in Probate Office.

The legal description set out herein were furnished to preparer by the grantors herein without the benefit of survey.

The above described property does not constitute the homestead of the grantors herein. The grantors herein owns other property which does constitute homestead.

William Archie Phillips, Jr. is one and the same as Archie Phillips.

The above-recited purchase price was paid from a purchase money first mortgage closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of May, 1994.

Jerry Lucas
Jerry Lucas

John P. Kelly
John P. Kelly

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jerry Lucas, a married man, and John P. Kelly, a married man, 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 13th day of May, 1994.

11/8/98

My Commission Expires

Donald P. Kelly
Notary Public

luca-j.ded\18

Inst # 1994-15702

05/13/1994-15702
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00