

SEND TAX NOTICES TO:

Sharon A. Phillips
5504 Royal Oaks Drive
Shelby, AL 36582

\$10,000.00

WARRANTY DEED

Inst # 1994-20290

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Barbara H. Whitman, a single woman (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto Sharon A. Phillips, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the NE corner of the SE 1/4 of the NW 1/4 of Section 16, Township 20 South, Range 2 West; thence run West along the North line of said 1/4-1/4 for 451.93 feet; thence 91°02'22" left run South for 341.54 feet; thence 90°00' left run East for 451.00 feet to the East line of said 1/4-1/4; thence 90°00' left run North for 333.34 feet to the Point of Beginning.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1994 and subsequent years not yet due and payable.

AND THE GRANTOR does for herself and her heirs, executors, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24th day of June, 1994.

Barbara H. Whitman
Barbara H. Whitman (Grantor)

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara H. Whitman, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of June, 1994.

Anne R. Strickland
NOTARY PUBLIC
My Commission Expires: 5-11-97

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
1855 Data Drive, Suite 115
Birmingham, AL 35244
(205) 733-8555

Inst # 1994-20290

06/27/1994-20290
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00



Inst # 1994-20290

06/27/1994-20290
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

LEGAL DESCRIPTION:

Begin at the NE corner of the SE1/4 of the NW1/4 of Section 16, Township 20 South, Range 2 West; thence run West along the North line of said 1/4-1/4 for 451.93 feet; thence 91°02'22" left run South for 341.54 feet; thence 90°00' left run East for 451.00 feet to the East line of said 1/4-1/4; thence 90°00' left run North for 333.34 feet to the Point of Beginning. Containing 3.5 acres.

STATE OF ALABAMA
SHELBY COUNTY

I, THOMAS E. SIMMONS A REGISTERED LAND SURVEYOR OF ALABAMA DO HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OR PLAT OF THE AFORE DESCRIBED PROPERTY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

AND THAT THIS PROPERTY IS LOCATED IN ZONE "C", WHICH IS NOT A DESIGNATED SPECIAL FLOOD HAZARD EXCEPT THAT PART THAT MAY BE SHOWN ON ABOVE MAP OR PLAT.

ACCORDING TO MY SURVEY THIS 12TH DAY OF JUNE, 1994.

SEAL:

SURVEYOR:

Thomas E. Simmons

THOMAS E. SIMMONS LS# 12945
P. O. BOX 895 PINSON, AL 35126
TEL: (205) 681-3679

SIMMONS
SURVEYING

DRAFTSMAN:

TOM

CHECKED BY:

DRAWING NO.:

114-94

CHECKING DATE:

451.93

NE COR. OF SE1/4-NW1/4
SEC. 16, T-20S, R-2W

91°02'22"

341.54

3.5 ACRES

90°00'

451.86
438.00

90°00'

537.00

SCALE: 1" = 100'



537.00

333.34