

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) William Archie Phillips
(Address) PO BOX 377
FAIRFIELD, AL 35064**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

(\$327,587.20)

That in consideration of Three Hundred Twenty Seven Thousand Five Hundred Eighty Seven and 20/100ths **DOLLARS**to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, J.A. Brown Company, Inc. as to its 77.42299% and Charlene H. Scott Durham, a married woman, as to her 22.57701%
(herein referred to as grantors), do grant, bargain, sell and convey unto
William Archie Phillips and wife, Sharon C. Phillips

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

ShelbyCounty, Alabama, to-wit:

A parcel of land in the NE 1/4 of NE 1/4 and NW 1/4 of NE 1/4 and SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 West Shelby County, Alabama described as follows:

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and run North 89 deg. 29 min. 43 sec. West, 990.43 feet; thence North 36 deg. 18 min. 16 sec. East, 1040.02 feet; thence North 52 deg. 29 min. 35 sec. West, 473.71 feet to a point on the east right of way of Shelby County Highway No. 11; thence along said right of way North 37 deg. 30 min. 37 sec. East, 60.00 feet; thence leaving said right of way South 52 deg. 29 min. 35 sec. East, 422.00 feet to point on a curve concave northerly; thence along said curve (Radius = 251.02 feet, Delta = 56 deg. 11 min.) at a chord South 80 deg. 35 min. 05 sec. East, CH. = 236.40 feet; thence leaving said curve North 71 deg. 19 min. 25 sec. East, 117.00 feet; thence North 00 deg. 12 min. 30 sec. West, 410.13 feet; thence South 89 deg. 32 min. 54 sec. East, 48.20 feet; thence South 00 deg. 28 min. 21 sec. West, 326.78 feet; thence South 89 deg. 37 min. 24 sec. East, 1365.73 feet; thence South 00 deg. 28 min. 21 sec. West, 393.06 feet to a point on the north right of way of Seaboard Coastline Railroad; thence along said right of way South 44 deg. 45 min. 53 sec. West, 1957.25 feet; thence leaving said right of way North 00 deg. 30 min. 17 sec. East, 784.05 feet to the point of beginning. All lying in the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and right of way, if any, of record.

CHARLENE H. SCOTT DURHAM AND CHARLENE H. SCOTT ARE ONE AND THE SAME PERSON.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF CHARLENE H. SCOTT DURHAM AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 6th day of April, 1995.

WITNESS

_____(Seal)
_____(Seal)
_____(Seal)

J.A. Brown Company, Inc.

J.A. Brown, Jr., President (Seal)
Charlene H. Scott Durham (Seal)
_____(Seal)

SEE ADDITIONAL NOTARY ON BACK

STATE OF ALABAMAShelby**County****General Acknowledgment**I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlene H. Scott Durham, a married 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 the conveyance, she executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this 6th day of April, A.D., 19 95.

My Commission Expires:

Notary Public

Inst # 1995-09446

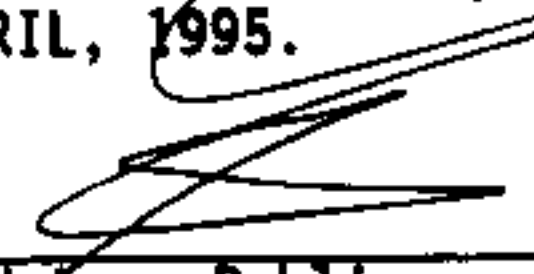
04/12/1995-09446
09:39 AM CERTIFIED
NOTARY PUBLIC

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J.A. Brown, Jr., whose name as President of the J. A. Brown Company, Inc. a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
GIVEN UNDER MY HAND THIS THE 6th DAY OF APRIL, 1995.

My Commission Expires:

3/5/99


Notary Public

Inst # 1995-09446

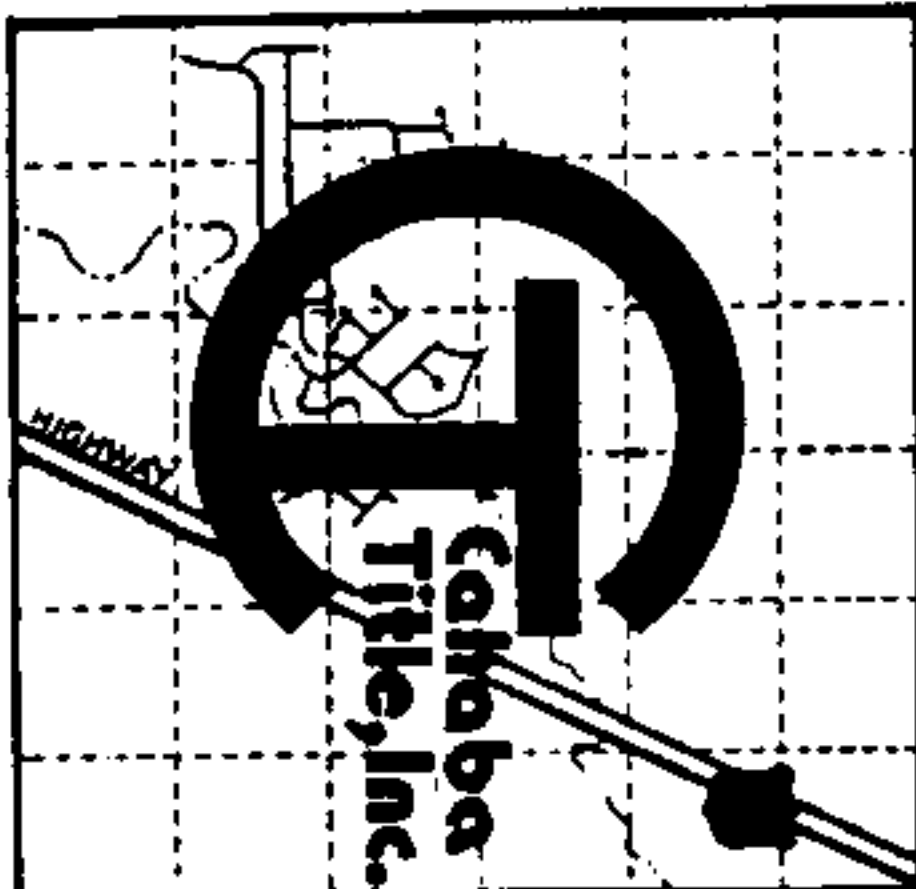
04/12/1995-09446
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 111.00

Return to:

TO

WARRANTY DEED

**JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR**



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE

1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 833-1571