

QUITCLAIM DEED

The undersigned PHILLIPS PROPERTIES, L.P.
(hereinafter called "Grantor"), for consideration of
\$ 13,000.00 paid to Grantor by:

Ricky Taylor 53090 Hwy 25, Vandiver, AL 35176

(hereinafter called "Grantee") does hereby QUITCLAIM to Grantee
the real property more particularly described on Exhibit A
attached hereto and incorporated herein by reference

Property Address: Route 1, Box 1-E, Vandiver AL 35176

Meaning and intending to describe and convey the same premises
conveyed to the Grantor by Deed recorded in the Shelby
Registry of Deeds, dated April 20, 1995, and recorded at
book _____ page _____ (or instrument number 1995-10331).

This conveyance is made in the usual course of business and does
not constitute a sale of substantially all of the Grantor's assets.

In witness whereof, this Quitclaim Deed is hereby executed by
Grantor, and has caused

these presents to be signed and delivered in its name and
behalf by Earl Phillips as Managing Partner, and
Kemp Denney as Partner hereto duly
authorized this 19th day of June, 1995.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN CLOSED SIMULTANEOUSLY HEREWITH

Signed and sealed in the
presence of:

[Signature]

By: Earl Phillips
Earl Phillips, Managing Partner

By: Kemp Denney
Kemp Denney, Partner

State of Georgia
County of Carroll

On this 19 day of June, 1995, personally appeared
on authority of the above named Grantor Earl Phillips as
Managing Partner, and Kemp Denney as Partner
and acknowledged the foregoing instrument to be the free act and
deed of said Grantor, before me

(Notarial Seal)

Janet M. Mc Fadden
Notary Public
My Commission Expires: 8/10/97

Upon recordation return to:
Ricky Taylor
53090 Highway 25
Vandiver AL 35176

06/26/1995-16646
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1995-16646

Exhibit A

described real estate, situated in Shelby County, Alabama:

From the intersection of the East line of the North-West 1/4 of the North-East 1/4 of Section 14, Township 18 South, Range 1 East, and the South Right-of-Way of Highway 25, go South along the 1/4-1/4 line 90 feet to the South-East Corner of the North-West 1/4 of the North-East 1/4 of Section 14, Township 18 South, Range 1 East; thence Right $95^{\circ}23'58''$, 241 feet; thence Right $81^{\circ}36'02''$, 77.5 feet to the South right-of-way of Highway #25; thence, Right along the said right-of-way a chord distance of 240.15 feet to the point of beginning, and lying in the North-West 1/4 of the North-East 1/4 of Section 14, T. 18 S., R. 1 E., Shelby County, Alabama.

Inst # 1995-16646

06/26/1995-16646
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00