

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Dr. Harry L. Phillips

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand, Seven Hundred Fifty and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary Nell M. Skelton, an unremarried widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Harry L. Phillips

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A part of the SE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence where the Southeast right of way line of Alabama Highway No. 25 intersects the West right of way line of Egg and Butter Road; thence South 49 degrees 59 minutes 02 seconds West 228.41 feet along the Southeast right of way line of Alabama Highway No. 25 to a point in the old Columbiana-Calera Road and the point of beginning; thence along the Old Columbiana-Calera Road the following courses: thence South 33 degrees 29 minutes 05 seconds West 250.00 feet; thence South 43 degrees 28 minutes 35 seconds West 150.00 feet; thence South 64 degrees 07 minutes 59 seconds West 180.00 feet; thence South 62 degrees 49 minutes 24 seconds West 180.00 feet; thence South 47 degrees 11 minutes 05 seconds West 100.00 feet; thence South 41 degrees 16 minutes 17 seconds West 431.00 feet; thence leaving Old Columbiana-Calera Road run North 81 degrees 11 minutes 07 seconds West 9.75 feet to a point on the Northeast right of way line of Jonesboro Circle; thence along the Northeast right of way line of Jonesboro Circle North 27 degrees 18 minutes 28 seconds West 68.55 feet to the a point on the Southeast right of way line of Alabama Highway No. 25; thence North 49 degrees 59 minutes 02 seconds East 1256.02 feet, along said right of way line to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 a 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 4th day of October, 1995.

(Seal)

(Seal)

(Seal)

*Mary Nell M. Skelton* (Seal)  
Mary Nell M. Skelton  
10/06/1995-28008  
12:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
301 MCT 27.50 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Nell M. Skelton 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 4th day of October, A. D., 1995

*Jean J. Lowe*  
Notary Public.

Inst # 1995-28008

10/06/1995-28008  
12:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE