

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Phillip H. Jones

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, AttorneyP.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:

ten thousand and 00/100 dollars

That in consideration of _____

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Leota Penhale, a married woman; Myra Giddens, an unmarried woman; and Robert H. Powers and wife, Bobbye Sharon Powers

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

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record. Minerals and mining rights previously excepted.

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10/12/1995-29123
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SHELBY COUNTY JUDGE OF PROBATE
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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, we have hereunto set our hands(s) and seal(s), this 22nd
day of September, 1995

Leota Penhale (Seal)
Leota Penhale

Robert H. Powers (Seal)
Robert H. Powers

Myra Giddens (Seal)
Myra Giddens

Bobbye Sharon Powers (Seal)
Bobbye Sharon Powers

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 Leota Penhale 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 22nd day of September, A. D., 1995

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Edna E. Brasher
Notary Public.

Alice Payne

1995-29123

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Myra Giddens, 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 22nd day of September, 1995.

Edmund E. Brasher
Notary Public

My commission expires: 11/18/95

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Robert H. Powers and wife, Bobbye Sharon Powers, 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 22nd day of September, 1995.

Edmund E. Brasher
Notary Public

My commission expires: 11/18/95

EXHIBIT "A"

PARCEL ONE:

A lot in the SW 1/4 of SW 1/4 of Section 15, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the SW corner of Section 15, Township 20 South, Range 3 West and run South 75 degrees East 413.14 feet; run thence North 7 degrees 53 minutes East 124.37 feet to the point of beginning of the lot herein described; thence continue North 7 degrees 53 minutes East 93 feet; thence run North 87 degrees 14 minutes East 81.77 feet; thence run South 0 degrees 09 minutes East 96 feet; thence run North 89 degrees 15 minutes 30 seconds West 94.44 feet to the point of beginning.

PARCEL TWO:

A lot in the SW 1/4 of SW 1/4 of Section 15, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the SW corner of Section 15, Township 20 South, Range 3 West and run South 75 degrees East 413.14 feet; run thence North 7 degrees 53 minutes East 217.37 feet to the point of beginning of the lot herein described; thence continued North 7 degrees 53 minutes East 80 feet; thence run North 87 degrees 14 minutes East 70.32 feet; thence run South 0 degrees 09 minutes East 80 feet; thence run North 89 degrees 15 minutes 30 seconds West 81.77 feet to the point of beginning.

PARCEL THREE:

A strip of land on the West line of the lots #1 and #2 of Hubert Davis and wife, Wilda Davis, situated in the SW 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, State of Alabama, described as follows:
Commence at the SW corner of the SW 1/4 of SW 1/4, Section 15, Township 20 South, Range 3 West, run South 75 degrees 0 minutes East 413.4 feet; thence turn left and North 7 degrees 53 minutes East 124.37 feet to the SW corner of Lot One, being the point of beginning; thence continue in same direction along the West line of Lot One 93.0 feet, and continue in same direction along the West line of Lot Two 80.0 feet; thence turn left and run West 24.12 feet; thence turn left and run South 0 degrees 09 minutes East to the SW corner of Lot 1, the point of beginning.

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