

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED SIXTY & NO/100---- (\$173,160.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Archie Phillips, Jr. and wife, Sharon Phillips (herein referred to as grantors), do grant, bargain, sell and convey unto M. E. Hall and wife, Mary E. Hall (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

GRANTEES' ADDRESS: P.O. Box 419, Montevallo, AL 35115

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 stated 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 and seals, this 23rd day of May, 1996.

William Archie Phillips, Jr. (SEAL)
William Archie Phillips, Jr.

Sharon Phillips (SEAL)
Sharon Phillips

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Archie Phillips, Jr. and wife, Sharon Phillips 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 23rd day of May A.D., 1996

Elizabeth D. Matthews
Notary Public

Inst # 1996-16865

05/24/1996-16865
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 184.50

Inst # 1996-16865

Exhibit A

A part of the NW 1/4 of the NW 1/4 of Section 34, and part of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:

Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 34 go South 00 deg. 44 min. 26 sec. East along the West boundary of said 1/4 1/4 Section for 1319.88 feet to the SW corner of the said 1/4 1/4 Section; thence South 89 deg. 51 min. 47 sec. East along the South boundary of said 1/4 1/4 Section for 1348.87 feet to the SE corner of said 1/4 1/4 Section; thence North 00 deg. 46 min. 15 sec. East along the East boundary of said 1/4 1/4 Section for 1168.78 feet to the West boundary of the CSX Railway; thence North 31 deg. 27 min. 00 sec. West along the West boundary of said railway for 244.80 feet; thence South 58 deg. 33 min. 00 sec. West for 185.30 feet to the centerline of Muddy Prong Creek; thence North 29 deg. 34 min. 54 sec. West along the centerline of said creek for 171.95 feet; thence North 89 deg. 50 min. 48 sec. West for 976.96 feet to the West boundary of the SW 1/4 of the SW 1/4 of Section 27; thence South 01 deg. 19 min. 54 sec. West for 110.01 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60 foot Non-Exclusive Perpetual Easement described as follows: Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28, and go North 01 deg. 19 min. 54 sec. East along the East boundary of said 1/4 1/4 Section for 53.54 feet to the center of an existing chert road and the point of beginning of the Easement here described: a parcel of land 30.00 feet either side of a line described as follows: Go North 48 deg. 06 min. 53 sec. West along the centerline of said road for 191.93 feet; thence North 32 deg. 09 min. 46 sec. West along the centerline of said road for 379.23 feet; thence North 50 deg. 21 min. 31 sec. West along the centerline of said road for 437.92 feet; thence North 34 deg. 08 min. 46 sec. West along the centerline of said road for 167.17 feet; thence North 24 deg. 10 min. 12 sec. West along the centerline of said road for 176.45 feet; thence North 42 deg. 39 min. 41 sec. West along the centerline of said road for 158.35 feet to the South boundary of Shelby County Highway No. 55 and the end of said easement, all being in the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

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S.P.B.