

SEND TAX NOTICE TO:

(Name) Jimmy E. Phillips
290 Oak Tree Drive
 (Address) Sterrett, AL 35147

This instrument was prepared by

(Name) Lilly Epperson
5465 Hwy 280 East
 (Address) Birmingham, AL 35242

Form 1-1-87 Rev. 1-86
 WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby.....COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of fifty five thousand dollars (\$55,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, Felix Neil Maxwell and wife, Joann Dunn Maxwell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jimmy E. Phillips and James Douglas Phillips

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

PARCEL 1
 Commence at the NW corner of the NW 1/4 of the NE 1/4 of section
 29, Township 19 South, Range 1 West, and run thence South along
 the West line of said 1/4-1/4 Section distance of 660 feet to
 the point of begining of the parcel herein described; thence
 proceed East parallel with the North line of said 1/4-1/4 Section
 a distance of 330 feet; thence run South, parallel with the
 West line of said 1/4-1/4 Section a distance of 132 feet; thence
 run West, parallel with the North line of said 1/4-1/4 Section
 a distance of 330 feet to a point on the West line of said 1/4-
 1/4 Section; thence run North along the West line of said 1/4-
 1/4 Section a distance of 132 feet to the point of begining.
 ALSO, an easement to provide ingress to and from the above
 described parcel over and along the West 20 feet of said 1/4-
 1/4 Section, the easement hereby granted to connect with an
 existing access road.

\$44,00.00 of the above recited price was paid from a mortgage
 recorded simultaneously herewith.

08/06/1996-25378
 04:03 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MC9 19.50

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.....first.....
 day of.....August....., 1996.....

.....(Seal)
(Seal)
(Seal)

Felix Neil Maxwell (Seal)
Felix Neil Maxwell
Joann Dunn Maxwell (Seal)
Joann Dunn Maxwell (Seal)

MY COMMISSION EXPIRES MARCH 22, 1997

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.....Jimmy E. Phillips and James Douglas Phillips
 whose name 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.....day of.....A. D., 19.....

Lilly Epperson
 Notary Public.

Inst # 1996-25378