

Prepared by: William Dennis Schilling, P. O. Box 55147, Birmingham, AL 35255-5147

Send Tax Notice To:

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$1.00 Dollar to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, Max C. Pope as Trustee of the Bankruptcy Estate of Thomas Leon Phillips, pending in the United States Bankruptcy Court for the Northern District of Alabama and assigned case number 91-06689-TBB-7 (herein referred to as GRANTOR) hereby remises, releases, quitclaims, sells and conveys to the Estate of Nellie Brannon Phillips (herein referred to as GRANTEE) pursuant to a Court Order in said bankruptcy case dated August 8, 1995, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on August 30, 1995.

Max C. Pope
Max C. Pope, Trustee of the Bankruptcy Estate
of Thomas Leon Phillips

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John W. Ashe, 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 said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on August 30, 1995.

Chickie Chancellor
Notary Public

My commission expires:

11/3/96

Inst # 1996-30282

09/13/1996-30282
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

EXHIBIT "A"

THE FORECLOSED PROPERTY

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West; run thence in an Easterly direction along the South line of said $\frac{1}{4}$ Section for a distance of 660.85 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the left of 87 deg. 45 min. 12 sec. and run in a Northerly direction for a distance of 86.92 feet; thence turn an angle to the right of 15 deg. 25 min. 05 sec. and run in a Northeasterly direction for a distance of 99.72 feet; thence turn an angle to the left of 32 deg. 43 min. 23 sec. and run in a Northwesterly direction for a distance of 51.42 feet; thence turn an angle to the left of 56 deg. 54 min. 17 sec. and run in a Northwesterly direction for a distance of 50.93 feet; thence turn an angle to the right of 41 deg. 14 min. 52 sec. and run in a Northwesterly direction for a distance of 53.04 feet; thence turn an angle to the left of 10 deg. 51 min. 53 sec. and run in a Northwesterly direction for a distance of 137.54 feet; thence turn an angle to the right of 8 deg. 45 min. 29 sec. and run in a Northwesterly direction for a distance of 134.37 feet; thence turn an angle to the right of 41 deg. 14 min. 26 sec. and run in a Northeasterly direction for a distance of 111.40 feet; thence turn an angle to the left of 72 deg. 42 min. and run in a Northwesterly direction for a distance of 70.21 feet; thence turn an angle to the left of 17 deg. 24 min. 10 sec. and run in a Northwesterly direction for a distance of 65 feet; thence turn an angle to the right of 18 deg. 40 min. 09 sec. and run in a Northwesterly direction for a distance of 61.85 feet; thence turn an angle to the right of 47 deg. 51 min. 12 sec. and run in a Northwesterly direction for a distance of 64.76 feet; thence turn an angle to the left of 40 deg. 32 min. 32 sec. and run in a Northwesterly direction for a distance of 43.83 feet; thence turn an angle to the right of 64 deg. 37 min. 33 sec. and run in a Northeasterly direction for a distance of 75.60 feet; thence turn an angle to the right of 19 deg. 14 min. 47 sec. and run in a Northeasterly direction for a distance of 46.24 feet; thence turn an angle to the right of 20 deg. 11 min. 27 sec. and run in a Northeasterly direction for a distance of 213.27 feet to a point on the Southwesterly right-of-way line of L & N Railroad; thence turn an angle to the right of 105 deg. 14 min. 26 sec. to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 2 deg. 09 min. 14 sec. and a radius of 1,959.86 feet; thence run along the arc of said curve to the left along the Southwesterly right-of-way line of L & N Railroad in a Southeasterly direction for a distance of 73.68 feet to the end of said curve; thence run along the tangent if extended to said curve in a Southeasterly direction along the Southwesterly right-of-way line of L & N Railroad for a distance of 735.23 feet to the point of beginning of a curve to the right; said curve having a central angle of 14 deg. 17 min. 06 sec. and a radius of 1,382.40 feet; thence run along the arc of said curve to the right in a Southeasterly direction continuing along the Southwesterly right-of-way line of L & N Railroad for a distance of 144.66 feet to its intersection with the South line of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West; thence turn an angle to the right from the tangent of last described course of 104 deg. 16 min. 09 sec. and run in a Westerly direction along the South line of said $\frac{1}{4}$ Section for a distance of 265 feet to the point of beginning.

Said parcel being subject to all easements and right-of-ways of record; description to one of said easements being attached hereto.

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