

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY SIX THOUSAND & NO/100----
(\$196,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we William Archie
Phillips, Jr. and wife, Sharon Phillips (herein referred to as grantor, whether
one or more), grant, bargain, sell and convey unto Jerry Lucas and C.D. Howard, as
tenants in common (herein referred to as grantee, whether one or more), the
following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as EXHIBIT "A"

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

GRANTEES' ADDRESS: 8009 CASTLEHILL Rd BIRMINGHAM, AL 35242

\$127,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

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 said grantee, his, her or 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of
October, 1996.

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

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that William Archie Phillips, Jr., a married man whose name is 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, he executed the same voluntarily on the day of same bears date.
GIVEN UNDER MY HAND THIS 17TH DAY OF OCTOBER, 1996.

My Commission Expires: 2/7/99

Notary Public

COURTNEY H. MASON
MY COMMISSION EXPIRES
3/3/99

State of Alabama) County of Jefferson)

I, the undersigned, hereby certify that Sharon Phillips, a married woman,
whose name is 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, she executed the same voluntarily on the day of same
bears date.
GIVEN UNDER MY HAND THIS 17TH DAY OF OCTOBER, 1996.

My Commission Expires:

10-21-99

Notary Public

Elizabeth A. Matthews
Notary Public

Inst # 1996-35090

10/21/1996-35090
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 02.30

Inst # 1996-35090

PARCEL I:

A parcel of land located part in the E 1/2 of the SE 1/4 of Section 28, and Part in the W 1/2 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28 go North 01 degrees, 19 minutes, 54 seconds East along the East boundary of said 1/4-1/4 section for 53.54 feet to the center of an existing chert road; thence three (3) courses along the center line of said chert road as follows: Go North 48 degrees, 06 minutes, 53 seconds West for 191.93 feet; thence North 32 degrees, 09 minutes, 46 seconds West for 379.23 feet; thence North 50 degrees, 21 minutes, 31 seconds West for 163.96 feet to the Point of Beginning; thence continue four (4) courses along said chert road as follows: Go North 50 degrees, 21 minutes, 31 seconds West for 273.96 feet; thence North 34 degrees, 08 minutes, 46 seconds West for 167.17 feet; thence North 24 degrees, 10 minutes, 12 seconds West for 176.45 feet; thence North 42 degrees, 39 minutes, 41 seconds West for 158.35 feet to the South boundary of Shelby County Highway No. 55; thence North 60 degrees, 44 minutes, 00 seconds East along the South boundary of said Highway No. 55 for 199.09 feet to the beginning of a curve to the left having a central angle of 39 degrees, 19 minutes, 23 seconds and a radius of 756.20 feet; thence Northeasterly along said curve for 518.99 feet; thence South 69 degrees, 42 minutes, 32 seconds East for 123.54 feet to the centerline of a creek; thence two (2) courses along said centerline as follows: Go South 76 degrees, 48 minutes, 21 seconds East for 233.92 feet; thence South 47 degrees, 19 minutes, 40 seconds East for 185.47 feet to the West boundary of the W 1/2 of the SW 1/4 of said Section 27; thence North 01 degrees, 19 minutes, 54 seconds East along said West boundary for 247.45 feet to a point on a curve to the right on the Southwesterly boundary of the CSX Railway said curve having a central angle of 21 degrees, 48 minutes, 02 seconds and a radius of 1382.70 feet; thence Southeasterly along said curve for 526.10 feet; thence South 50 degrees, 18 minutes, 25 seconds West for 1158.70 feet to the Point of Beginning.

PARCEL II:

A Part of the SE 1/4 of the SE 1/4 of Section 28, and Part of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 27 go North 01 degrees, 19 minutes, 54 seconds East along the West boundary of said 1/4-1/4 section for 53.54 feet to Point of Beginning; thence continue North 01 degrees, 19 minutes, 54 seconds East for 56.47 feet; thence South 89 degrees, 52 minutes, 04 seconds East for 976.96 feet to the center line of Muddy Prong Creek; thence twelve (12) courses along the center line of said creek as follows: Go North 37 degrees, 22 minutes, 14 seconds West for 451.69 feet; thence North 10 degrees 14 minutes 00 seconds West for 138.00 feet; thence North 20 degrees, 12 minutes, 03 seconds West for 92.92 feet; thence North 58 degrees, 52 minutes, 40 seconds West for 200.92 feet; thence North 46 degrees, 41 minutes, 31 seconds West for 70.50 feet; thence North 25 degrees, 31 minutes, 45 seconds East for 73.88 feet; thence North 55 degrees, 35 minutes, 53 seconds West for 153.36 feet; thence North 58 degrees, 52 minutes, 27 seconds West for 87.07 feet; thence North 15 degrees, 01 minutes, 17 seconds West for 62.37 feet; thence North 66 degrees, 53 minutes, 47 seconds East for 234.67 feet; thence North 14 degrees, 43 minutes, 02 seconds West for 48.13 feet; thence North 55 degrees, 43 minutes, 56 seconds West for 15.75 feet; thence North 56 degrees, 24 minutes, 05 seconds East for 47.59 feet to the West boundary of the CSX Railway; thence North 33 degrees, 34 minutes, 05 seconds West along the West boundary of said railway for 87.65 feet; thence South 50 degrees, 18 minutes, 25 seconds West for 1158.70 feet to the centerline of an existing chert road; thence three (3) courses along the center line of said road as follows: Go South 50 degrees, 21 minutes, 31 seconds East for 163.96 feet; thence South 32 degrees, 09 minutes, 46 seconds East for 379.23 feet; thence South 48 degrees, 06 minutes, 53 seconds East for 191.93 feet to the Point of Beginning.

PARCEL III:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, more particularly described as follows:

Beginning at the SE corner of the SE 1/4 of the SE 1/4 of Section 28 go North 01 degrees, 19 minutes, 54 seconds 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; thence six (6) courses along the center line of said chert road as follows: Go North 48 degrees, 06 minutes, 53 seconds West for 191.93 feet; thence North 32 degrees, 09 minutes, 46 seconds West for 379.23 feet; thence North 50 degrees, 21 minutes, 31 seconds West for 437.92 feet; thence North 34 degrees, 08 minutes, 46 seconds West for 167.17 feet; thence North 24 degrees 10 minutes, 12 seconds West for 176.45 feet; thence North 42 degrees, 39 minutes, 41 seconds West for 158.35 feet to the South boundary of Shelby County Highway No. 55; thence South 60 degrees, 44 minutes, 00 seconds West along the South boundary of said Highway No. 55 for 62.65 feet to the beginning of a curve to the left having a central angle of 02 degrees, 49 minutes, 10 seconds and a radius of 2824.79 feet; thence Southwesterly along said curve for 139.00 feet; thence South 00 degrees, 20 minutes, 44 seconds West for 779.87 feet; thence South 55 degrees, 53' minutes, 14 seconds West for 224.93 feet; thence South 00 degrees, 16 minutes 32 seconds West for 144.91 feet to the SW corner of said 1/4-1/4 section; thence South 88 degrees, 03 minutes, 23 seconds East along the South boundary of said 1/4-1/4 section for 1320.20 feet to the Point of Beginning.

PARCEL IV:

TOGETHER WITH PARCELS 1, 2, AND 3, A 60 FOOT UTILITY AND INGRESS AND EGRESS EASEMENT:

A Non-Exclusive Perpetual Easement as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28, and go North 01 degrees, 19 minutes, 54 seconds 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 degrees 06 minutes 53 seconds West along the centerline of said road for 191.93 feet; thence North 32 degrees 09 minutes 46 seconds West along the centerline of said road for 379.23 feet; thence North 50 degrees, 21 minutes, 31 seconds West along the centerline of said road for 437.92 feet; thence North 34 degrees, 08 minutes, 46 seconds West along the centerline of said road for 167.17 feet; thence North 24 degrees, 10 minutes, 12 seconds West along the centerline of said road for 176.45 feet; thence North 42 degrees 39 minutes, 41 seconds 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.

MINERALS AND MINING RIGHTS EXCEPTED.

Inst # 1996-35090

10/21/1996-35090
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCJ 82.50