

SEND TAX NOTICE TO:  
MICHAEL SHANE PHILLIPS  
868 HIGHWAY 333  
COLUMBIANA, ALABAMA 35051

This instrument was prepared by:  
Patrick F. Smith, Attorney  
Strickland & Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

Inst # 1997-33722

10/16/1997-33722  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE . . .  
002 SMA 15.00

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND and No/100's (\$80,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, MICHAEL JOE GEORGE and wife, CATHY F. GEORGE (hereinafter grantors), do grant, bargain, sell and convey unto MICHAEL SHANE PHILLIPS, (hereinafter GRANTEE), all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$76,000.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of September, 1997.

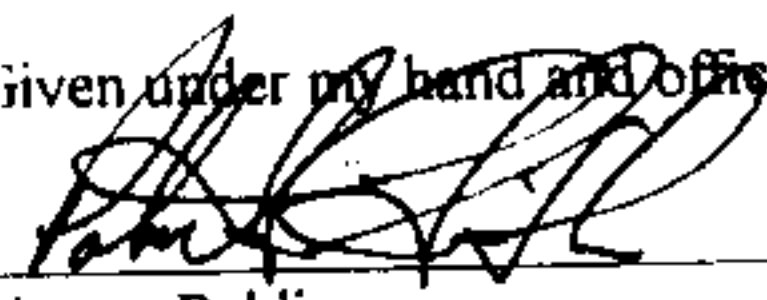
  
MICHAEL JOE GEORGE

  
CATHY F. GEORGE

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL JOE GEORGE and CATHY F. GEORGE, 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 30 day of September, 1997.

  
Notary Public  
Commission Expires: 10-06-1997.

**EXHIBIT "A"****LEGAL DESCRIPTION**

For a point of beginning, commence at the Northwest corner of NW 1/4-SW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; proceed Easterly along the North boundary of said NW 1/4-SW 1/4 for a distance of 300.00 feet; thence turn an interior angle to the left of 89 degrees 11 minutes 28 seconds for a distance of 228.72 feet; thence turn an interior angle to the left of 91 degrees 22 minutes 24 seconds for a distance of 99.02 feet; thence turn an interior angle to the left of 269 degrees 28 minutes 07 seconds for a distance of 49.95 feet; thence turn an interior angle to the left of 90 degrees 06 minutes 42 seconds for a distance of 200.31 feet; thence turn an interior angle to the left of 89 degrees 20 minutes 19 seconds for a distance of 180.00 feet; thence turn an interior angle to the left of 268 degrees 09 minutes 21 seconds for a distance of 267.85 feet to a point on the Easterly right of way boundary of Shelby County Highway No. 333; thence turn an interior angle to the left of 48 degrees 22 minutes 37 seconds and proceed along the Easterly right of way boundary of said highway for a distance of 134.43 feet to a point on the North boundary of the NE 1/4-SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence turn an interior angle to the left of 131 degrees 29 minutes 34 seconds and leaving said highway boundary and along the North Boundary of said NE 1/4-SE 1/4 for a distance of 175.33 feet to the POINT OF BEGINNING.

ALSO, a 20 foot easement for the purpose of a driveway described as following: Commence at the Northwest corner of the NW 1/4-SW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama and proceed Easterly along the North Boundary of said NW 1/4-SW 1/4 for a distance of 300.00 feet to the POINT OF BEGINNING of herein described easement; thence from said POINT OF BEGINNING continue along the aforementioned course and along the North Boundary of said easement for a distance of 257.30 feet to a point on the Westerly right of way boundary of Shelby County Highway 47; thence turn an interior angle to the left of 115 degrees 52 minutes 10 seconds along the Westerly boundary of said highway for a distance of 22.23 feet; thence leaving said highway boundary turn an interior angle to the left of 64 degrees 07 minutes 49 seconds and proceed along the South Boundary of said easement for a distance of 267.28 feet; thence turn an interior angle to the left of 89 degrees 11 minutes 28 seconds for a distance of 20.00 feet back to the POINT OF BEGINNING of herein described 20 foot easement.

The above described parcel of land and easement being in the NE 1/4-SE 1/4 of Section 15, and the NW 1/4-SW 1/4 of Section 14 all in Township 20 South, Range 1 West, Shelby County, Alabama.

According to the survey of Billy R. Martin Al. Reg No. 10559, dated February 14, 1997

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**002 80A 15.00**