

This Instrument, Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIFTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$55,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, George E. Walker, an unmarried man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Rudolph Lester Phillips Jr. and wife, Linda Phillips, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Begin at the NW corner of the SE 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 1 East; thence run South along the West line of said 1/4 1/4 for 437.91 feet; thence turn an angle to the left of 69 deg. 39 min. 42 sec. and run Southeast for 440.71 feet; thence turn an angle to the right of 70 deg. 11 min. 04 sec. and run South for 487.19 feet; thence turn an angle to the right of 68 deg. 35 min. 27 sec. and run Southwest for 513.35 feet to a point on the Northeast right of way of Shelby County Road 61; thence turn an angle to the left of 111 deg. 38 min. 59 sec. to the tangent of a curve to the right having a central angle of 0 deg. 25 min. 34 sec. and a radius of 5776.59 feet; thence Southeast along the arc of said curve along the Northeast right of way for 42.95 feet; thence turn an angle from the tangent if extended to said curve to the left of 68 deg. 46 min. 12 sec. and run Northeast for 527.40 feet; thence turn an angle to the left 68 deg. 51 min. 27 sec. and run North for 499.16 feet; thence turn an angle to the right of 45 deg. 39 min. 47 sec. and run Northeast for 925.73 feet to a point on the North line of the SE 1/4 of the NW 1/4; thence turn an angle to the left of 137 deg. 52 min. 25 sec. and run West along the North line of said 1/4-1/4 for 1118.78 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: \$45,000.00 of the above purchase price is in the form of a Mortgage in favor of George E. Walker, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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.

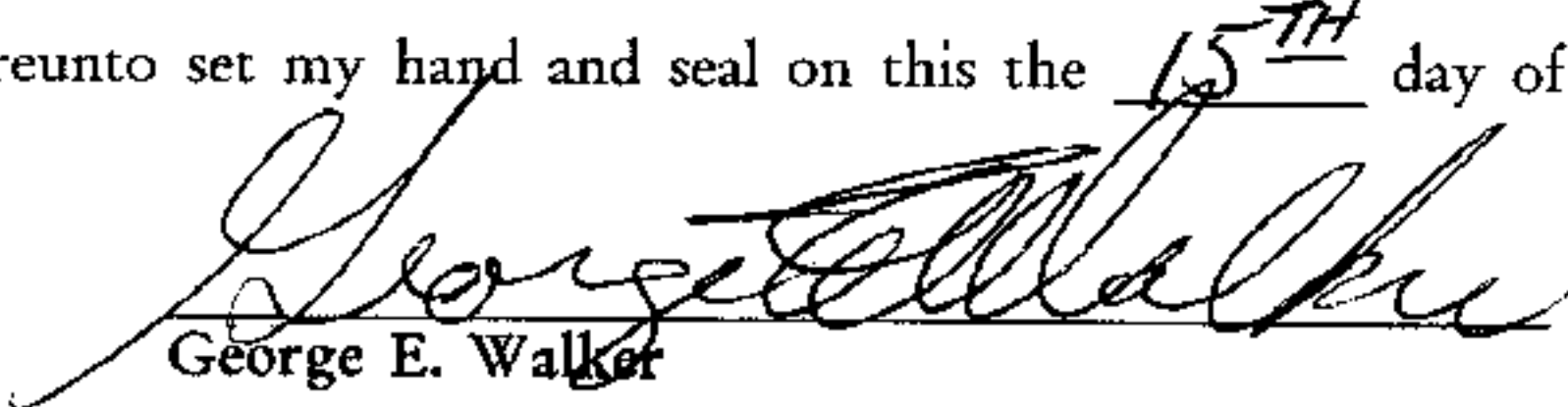
And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1997-41163

12/18/1997-41163
12:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 21.00

Inst # 1997-41163

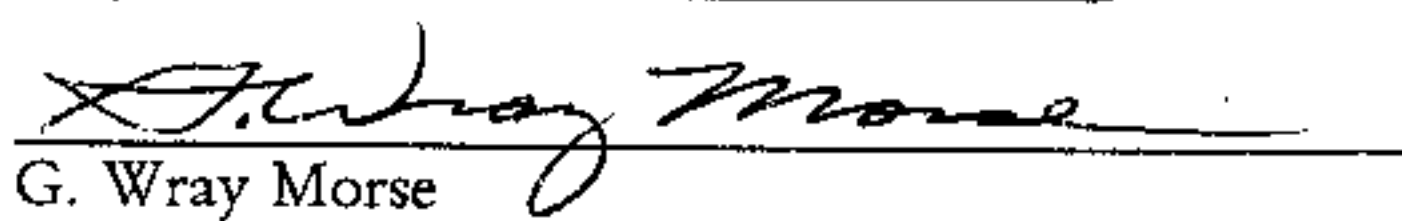
IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 15TH day of DECEMBER, 1997.


George E. Walker

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that George E. Walker, an unmarried man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of DECEMBER, 1997.


G. Wray Morse
Notary Public

My Commission Expires: 9/10/00

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