

This instrument was prepared by

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

06200-8661
Inst • 1998-00290

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY SEVEN THOUSAND & NO/100----
(\$277,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, William Archie Phillips
and wife, Sharon C. Phillips (herein referred to as grantors), do grant, bargain,
sell and convey unto Steve R. Scott and wife, Teresa K. Scott (herein 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
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.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5955 SPRING CREEK RD
MONTEVALLO, AL. 35115

TO HAVE AND TO HOLD to the said 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 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
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of
January, 1998.

William Archie Phillips (SEAL)
William Archie Phillips

Sharon C. Phillips (SEAL)
Sharon C. Phillips

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that William Archie Phillips and wife, Sharon C. Phillips 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 5th day of January A.D., 1998

COURTNEY H. MASON
MY COMMISSION EXPIRES
3/3/00

Notary Public

01/06/1998-00290
12:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 100.00

Exhibit "A"

PARCEL I:

Part of the NE 1/4 of Section 30, Township 20 South, Range 2 West, described as follows:

Beginning at the SW corner of the NE 1/4 of the NE 1/4 of said Section 30, go South 00 degrees, 30 minutes, 17 seconds West for 784.05 feet to the North boundary of the Seaboard Coastline Railroad; thence North 44 degrees, 45 minutes, 53 seconds East along said North boundary for 1957.25 feet; thence North 00 degrees, 28 minutes, 21 seconds East for 393.06 feet; thence North 89 degrees, 37 minutes, 24 seconds West for 991.11 feet to the East boundary of Grantchester Lane; thence South 08 degrees, 22 minutes, 58 seconds West for 60.00 feet; thence South 89 degrees, 37 minutes, 24 seconds East for 80.00 feet; thence South 20 degrees, 33 minutes, 03 seconds West for 1010.78 feet; thence North 89 degrees, 29 minutes, 43 seconds West for 100.00 feet to the point of beginning.

PARCEL II: EASEMENT:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section 30, go South 00 degrees, 30 minutes, 17 seconds West for 784.05 feet to the North boundary of the Seaboard Coastline Railroad; thence North 44 degrees, 45 minutes, 53 seconds East along said North boundary for 1957.25 feet; thence North 00 degrees, 28 minutes, 21 seconds East for 393.06 feet; thence North 89 degrees, 37 minutes, 24 seconds West for 991.11 feet to the East boundary of Grantchester Lane and the Point of Beginning of said Easement; thence go South 08 degrees, 22 minutes, 58 seconds West for 60.00 feet; thence North 89 degrees, 37 minutes, 24 seconds West for 60.59 feet; thence North 08 degrees, 22 minutes, 58 seconds East for 60.00 feet; thence South 89 degrees, 37 minutes, 24 seconds East for 60.59 feet to the Point of Beginning. Subject Easement is a 60.00 foot extension of Grantchester Lane of Weatherly Subdivision Sector 2 - Phase 1 as recorded in Map Book 14, Page 12, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

JP *SLP*

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