

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Mary Jo Phillips
2951 Pine Haven Drive
Birmingham, Alabama 35223
P.O. Box 130907
Birmingham, Alabama 35213

Inst # 1998-03713

STATE OF ALABAMA)
SHELBY COUNTY)

416.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, MCNABB REALTY COMPANY, an Alabama general partnership (hereafter referred to as the "Grantor"), in hand paid by MARY JO M. PHILLIPS, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

This conveyance is made subject to the following:

1. 1998 ad valorem taxes.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, executor and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set their respective hands and seals on this the 23rd day of January, 1998.

MCNABB REALTY COMPANY, an Alabama general partnership

By: **ESTATE OF GERTRUDE K. MCNABB**

By: Joseph S. Bluestein
Joseph S. Bluestein, Co-Executor

By: Mary Jo M. Phillips
Mary Jo M. Phillips, Co-Executor

[PARTNER]

By: Mary Jo Phillips
MARY JO PHILLIPS

[PARTNER]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH S. BLUESTEIN and MARY JO M. PHILLIPS, CO-EXECUTORS OF THE ESTATE OF GERTRUDE K. MCNABB, as general partner of McNabb Realty Company, an Alabama general partnership, 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, in their capacity as such general partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 1998.

AFFIX SEAL

Carin C. R. [Signature]
Notary Public
My Commission Expires: 11-1-2001

STATE OF ALABAMA)
)
Tefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY JO PHILLIPS, as general partner of McNabb Realty Company, an Alabama general partnership, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same as such general partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 3rd day of January, 1998.

Carrie E. Roberts
NOTARY PUBLIC

My Commission Expires: 11-1-2001

This Instrument Prepared By:

Judith F. Todd, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama

From the Southeast corner of the NW 1/4 of NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, run in a Westerly direction along the South line of said 1/4-1/4 section for a distance of 583.26 feet, thence turn an angle to the right of 78 degrees 33 minutes and run a Northwesterly direction for a distance of 1,293.11 feet, more or less, to the intersection of the centerline of a 30 foot Plantation Pipe Line easement and the South right of way line of Shelby County Highway #12, thence turn an angle to the right of 101 degrees 49 minutes 30 seconds and run in an Easterly direction along the South right of way line of Shelby County Highway #12 for a distance of 551.41 feet, thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 10.00 feet, thence turn an angle to the right of 90 degrees and run in an Easterly direction for a distance of 78.00 feet to the point of beginning, thence continue along last mentioned course for a distance of 152.00 feet, thence turn an angle to the right of 36 degrees 15 minutes and run in a Southeasterly direction for a distance of 100.25 feet, thence turn an angle to the right of 41 degrees 02 minutes and run in a Southeasterly direction along the West right of way line of Alabama Highway #119 for a distance of 135.20 feet, thence turn an angle to the right of 102 degrees 20 minutes and run in a Westerly direction for a distance of 254.76 feet, thence turn an angle to the right of 88 degrees 03 minutes and run in a Northerly direction for a distance of 193.00 feet, more or less to the point of beginning.

Inst # 1998-03713

02/04/1998-03713
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCD 432.00