

THIS DEED IS DONE WITHOUT
BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Sugar Enterprises, L.L.C.
2951 Pine Haven Drive
Birmingham, Alabama 35213

STATE OF ALABAMA)
SHELBY COUNTY)

\$150,000.00

Inst # 1998-29040

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **MARY JO M. PHILLIPS**, a married woman (hereinafter referred to as the "Grantor"), in hand paid by **SUGAR ENTERPRISES, L.L.C.** (hereinafter 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, all of its right, title, and interest in and to 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, a lien due and payable October 1, 1998.
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.

NOTE: The property herein conveyed does not constitute the homestead property of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the ____ day of July, 1998.


Mary Jo M. Phillips

STATE OF ALABAMA)

Jefferson)
COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY JO M. PHILLIPS, 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 for the purposes therein contained as of the day the same bears date.

Given under my hand and official seal on this the 24 day of July, 1998.

Judith F. Todd
NOTARY PUBLIC

My Commission Expires: 10-12-98

This Instrument Prepared By:

Judith F. Todd, Esquire

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727

EXHIBIT A

A parcel of land situated in Northwest 1/4 of the Southwest 1/4 and in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Southerly direction along the West line of said Section 21 a distance of 211.87 feet; thence turn an interior angle of $40^{\circ}50'29''$ to the tangent of a curve to the left having a central angle of $23^{\circ}30'25''$ and a radius of 575.00 feet and run to the left along the arc of said curve in a Northeasterly direction a distance of 235.91 feet; thence turn an interior angle of $270^{\circ}00'00''$ from the tangent of last described curve and run to the right in a Southeasterly direction a distance of 20.00 feet; thence turn an interior angle of $90^{\circ}00'00''$ to the tangent of a curve to the left having a central angle of $17^{\circ}20'04''$ and a radius of 595.00 feet and run to the left along the arc of said curve in a Northeasterly to Northerly direction a distance of 180.01 feet; thence run tangent to the last described curve in a Northerly direction parallel to and 160.00 feet east of the West line of said Section 21 a distance of 163.67 feet; thence run along the arc of a curve to the left having a central angle of $90^{\circ}00'00''$ and a radius of 25.00 feet in a Northerly to Westerly direction a distance of 39.27 feet; thence run tangent to the last described curve in a Westerly direction a distance of 135.00 feet to a point on the West line of said Section 21; thence turn an interior angle of $90^{\circ}00'00''$ and run to the left in a Southerly direction along the West line of said Section 21 a distance of 352.84 feet to the point of beginning, containing 1.599 acres, more or less.

Inst # 1998-29040

\\ODMA\PCDOCS\DOCSBHM\599986\1

3

07/30/1998-29040
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MCD 163.50