

THIS DEED IS DONE WITHOUT
BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Mary Jo Phillips
2951 Pine Haven Drive
Birmingham, Alabama 35213

STATE OF ALABAMA)
SHELBY COUNTY)

\$55,000.00

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, **MUTUAL ENTERPRISES, INC.**, a Delaware corporation, (hereafter referred to as the "Grantor"), in hand paid by **MARY JO M. PHILLIPS; CHARLES S. PHILLIPS, II; MURRAY M. PHILLIPS; CHARLES S. PHILLIPS, III; ELIZABETH PHILLIPS SHACKELFORD; ELIZABETH PHILLIPS SHACKELFORD** as custodian for **CHARLES PHILLIPS GOFF; CHARLES S. PHILLIPS, III** as custodian for **ASHLEY ELLISON PHILLIPS; ELIZABETH PHILLIPS SHACKELFORD** as custodian for **STEPHANIE RAE GOFF; JOSEPH S. BLUESTEIN AND MARY JO M. PHILLIPS**, as trustees of **TRUST ESTATE "B" GST EXEMPT** under the Will of **J.M. MCNABB** (hereinafter sometimes collectively referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, the hereinbelow described real estate in the following manner:

- (a) Unto Mary Jo M. Phillips an undivided 40.9251% interest; and
- (b) Unto Charles S. Phillips, II an undivided 16.1723% interest; and
- (c) Unto Murray M. Phillips an undivided 4.5904% interest; and
- (d) Unto Charles S. Phillips, III an undivided 4.5904% interest; and
- (e) Unto Elizabeth Phillips Shackelford an undivided 4.5904% interest; and
- (f) Unto Elizabeth Phillips Shackelford as custodian for Charles Phillips Goff an undivided 2.1893% interest; and
- (g) Unto Charles S. Phillips, III as custodian for Ashley Ellison Phillips an undivided 1.0240% interest; and
- (h) Unto Elizabeth Phillips Shackelford as custodian for Stephanie Rae Goff an undivided 1.0240% interest; and
- (i) Unto Joseph S. Bluestein and Mary Jo M. Phillips as Trustees of the TRUST ESTATE "B" GST Exempt under Will of J.M. McNabb an undivided 24.8941% interest.

and to that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

See Attached 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,

07/30/1998-29844
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 75.50

Inst # 1998-29041

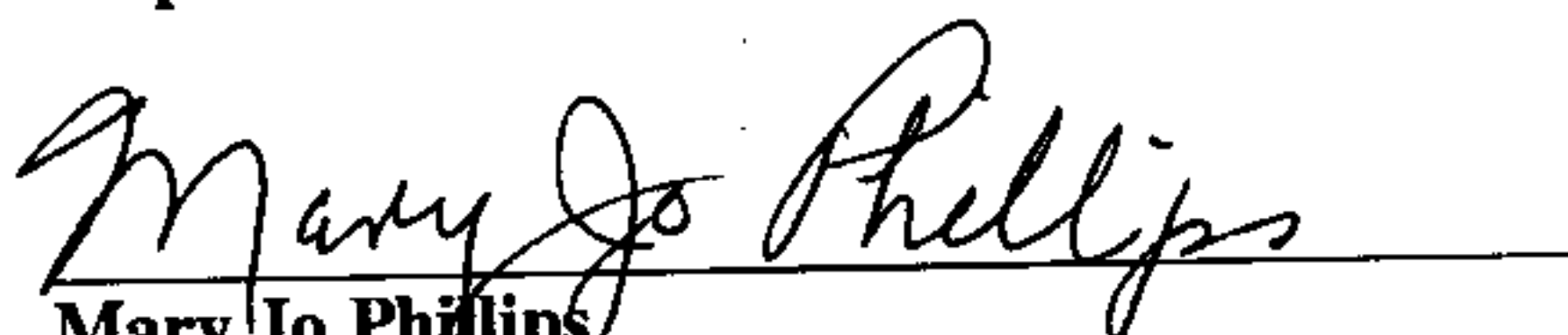
Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

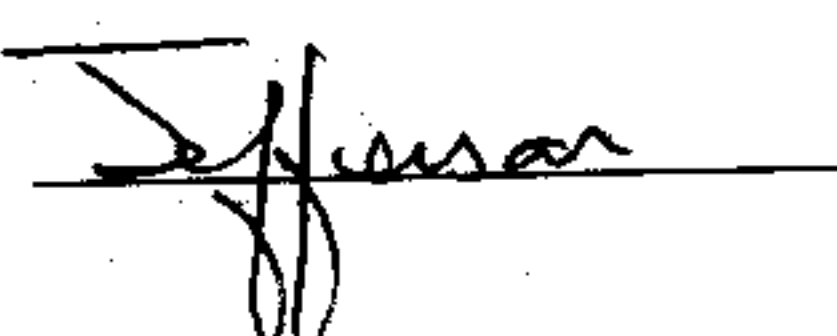
NOTE: After the execution of this Statutory Warranty Deed, the Grantor will have no remaining interest in the property herein conveyed.

TO HAVE AND TO HOLD to the said Grantees, and to Grantees' respective heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 24 day of July, 1998.

MUTUAL ENTERPRISES, INC., a Delaware corporation


Mary Jo Phillips
Its: President

STATE OF ALABAMA)
)
 COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jo Phillips, whose name as president of MUTUAL ENTERPRISES, INC. 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 officer and with full authority, 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.


NOTARY PUBLIC
My Commission Expires: 10-12-98

This Instrument Prepared By:

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

Exhibit "A"

Legal Description

Begin at the Northwest corner of Section 8, Township 21, Range 1 East and run thence east along the north line of said Section 8 a distance of 922.15 feet to the west line of J.A. Jackson land; thence turn an angle of $47^{\circ}38'$ to the right and run southeasterly along west line of said Jackson property 372.3 feet to the north right of way line of Alabama Highway 25; thence turn an angle of $122^{\circ}14'30''$ to the right and run southwesterly along said north right of way line of said Highway a distance of 1187.4 feet; thence turn an angle of $99^{\circ}38'$ to the right and run north a distance of 483.86 feet to the point of beginning.

Inst # 1998-29041

::ODMA\PCDOCS\DOCSBHM\599709\1

3
07/30/1998-29041
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 75.50