

Send Tax Notice to:
Greensprings Associates, Inc.

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Hundred Twenty Five Thousand and No/100 (\$725,000.00) 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 **GREENSPRINGS ASSOCIATES, INC.** (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" attached hereto and made a part hereof

This conveyance is made subject to the following:

1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. Title to that portion within any road right-of-ways to the extent that same is applicable.
3. Transmission line permits to Alabama Power Company, as recorded in Deed Book 101, Page 79; Deed Book 126, Page 174 and Deed Book 151, Page 96 to the extent that same is applicable.
4. Right-of-way granted to Shelby County, as recorded in Deed Book 126, Page 163 to the extent that same is applicable.
5. Permit to Alabama Power Company, as recorded in Deed Book 167, Page 276 to the extent that same is applicable.

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

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04:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

See Inst. # 1998-37534

Inst # 1998-37534

NOTE: \$725,000.00 of the purchase price has been obtained through an Amendment of Mortgage recorded simultaneously herewith.

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 24th day of September, 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 24th day of September, 1998.


NOTARY PUBLIC
My Commission Expires: 3/2002

This Instrument Prepared By:
Maurice L. Shevin, Esquire
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

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 # 1998-37534

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