

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:  
✓ Ruth Phillips  
290 Oak Tree Drive  
Chelsea, Alabama 35043

This instrument was prepared by:  
Julia C. Kimbrough  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 2000-16980  
05/24/2000-16980  
08:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 16.00

**Statutory Warranty Deed**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Jimmy E. Phillips, a married man** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Ruth A. Phillips, a married woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**The NW ¼ of the NW ¼ of Section 29, Township 19 South, Range 1 West, and the South Half (S ½) of the SW ¼ of the SW ¼ of Section 20, Township 19 South, Range 1 West, Shelby County, Alabama.**

**TOGETHER WITH:**

**An Easement for a private road as described in instrument recorded in book 307, at page 407, and amended by instrument recorded in Book 309, page 193 of said Probate records; and a nonexclusive Easement to use the roadway presently in existence over a strip of land of the width of 30 feet which extends Westwardly from the paved Florida Short route (Old U.S. 280) to a Point on the east line of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of Section 29, township 19 South, Range 1 West; said thirty-foot strip of land lying 20 feet North of and 10 feet South of the line dividing said Sections 20 and 29. Said 30 feet easement described in Book 309 Page 196.**

**ALSO:**

**The North half of the SW ¼ of the SW ¼ of Section 20, Township 19 South, Range 1**

West, Except 1 1/2 acres in the Northwest corner of the described property.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.
2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.
3. The Easement Agreement signed simultaneously herein between Jimmy E. Phillips and Ruth A. Phillips.

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama, case styled Ruth Phillips v. Jimmy E. Phillips, Case Number DR 99 653 OPH.

Ruth Phillips and Ruth A. Phillips are the same.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 21 day of April 2000.

  
 Jimmy E. Phillips

STATE OF ALABAMA                    )  
 COUNTY OF SHELBY                 )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jimmy E. Phillips, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 21st day of April 2000.

  
 Notary Public  
 My Commission Expires: 1/19/03

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