

This instrument was prepared by:

SEND TAX NOTICE TO:

WOOD & SHAW, L. L. C.
810 Park Place Tower
2001 Park Place North
Birmingham, Alabama 35203

✓ Jimmy E. Phillips
5485 Highway 280 East
Birmingham, Alabama 35242

State of Alabama)

STATUTORY WARRANTY DEED

Shelby County)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Ruth A. Phillips, a married woman, (herein referred to as grantor, grant, bargain, sell and convey unto Jimmy E. Phillips, a married man (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19, South, Range 1 West; thence run South 90 degrees 00 minutes 00 seconds West along the South boundary of said 1/4 1/4 Section of a distance of 1030.79 feet to the Northeast right of way line of U. S. Highway 280, said point being located on a curve to the left having a central angle of 02 degrees 29 minutes 02 seconds and a radius of 3820.11 feet and a chord bearing of North 05 degrees 41 minutes 26 seconds West; thence run along the arc of said curve for a distance of 165.61 feet to the point of beginning; thence continue along said curve to the left having a central angle of 02 degrees 28 minutes 29 seconds and a radius of 3820.11 feet and a chord bearing of North 08 degrees 10 minutes 12 seconds West; thence run along the arc of said curve for a distance of 165.00 feet to the Southwesterly corner of Lot 3 according to the subdivision Map of the U. S. W. Subdivision as recorded in Map Book 14, Page 80, Shelby County; thence run South 89 degrees, 55 minutes, 50 seconds East along the South line of said Lot 3 for a distance of 200 feet; thence run South 00 degrees, 03 minutes, 22 seconds West along said Lot 3 for a distance of 40.00 feet; then run South 80 degrees, 25 minutes, 33 seconds East along said Lot 3 for a distance of 310.59 feet to the centerline of an existing creek; thence run South 21 degrees, 35 minutes, 48 seconds East along said centerline for a distance of 17.53 feet; thence run North 80 degrees, 25 minutes 33 seconds West for a distance of 187.04 feet; thence run South 01 degrees, 19 minutes, 17 seconds East for a distance of 86.25 feet; thence run South 90 degrees, 00 minutes, 00 seconds West for a distance of 306.15 feet to the point of beginning.

Subject to easements, restrictions and reservations of record, if any

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable

This conveyance was made pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama, Civil Action No. DR99 653 OPH.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARE OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

Given under my hand and seal, this 25th day of August, 2000.

Ruth A. Phillips (SEAL)
Ruth A. Phillips

06/12/2000-19564
09142 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
902 HHS 11.50

Inst 2000-19564

State of Alabama

Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth A. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of April, 2000.

Alison W. [Signature]

Notary Public

My Commission Expires: 7-03

Inst # 2000-19564

06/12/2000-19564
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 1015 11.50