

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
5465 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, do 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:

The SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West.

Also:

That portion of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, that is North of the South line of a private road that runs approximately down the North line of said quarter-quarter section, all in 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 1/4) of the Northwest quarter (NW 1/4) 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.

Subject to other 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 35th day of August, 2000.

Ruth A. Phillips (SEAL)
Ruth A. Phillips

06/12/2000-19565
09:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
11:50
102 MS

Inst • 2000-19565

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.

Sharon W. Welfer
Notary Public
My Commission Expires: 7-03

Inst • 2000-19565

06/12/2000-19565
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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