

**WARRANTY DEED**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**SEND TAX NOTICE TO:**

Jimmy E. Phillips  
5465 Highway 280 East  
Birmingham, Al. 35242

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **BRADLEY H. BYERS**, (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged and received, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JIMMY E. PHILLIPS**, an individual resident of the State of Alabama (hereinafter the "GRANTEE" ), the following described real estate situated in Shelby County, Alabama, to-wit:

**DESCRIPTION:**

PARCEL ID: 093050001006001  
BEG 690.15 W OF SE COR NW1/4 NE1/4 CON W 340.64 TO E R/W U S 280 N 14.12 ALG R/WE 300 N 100 E 50 X 114.07 TO POB S5 T19S R1W DIM 14.12 X 340.64 IRR RB 148 PG 619-621 8/28/87

**BETTER DESCRIBED AS FOLLOWS:**

Commence at the southeast corner of the northwest 1/4 of the northeast 1/4 of section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run north 90°00'00" west along the south line of said 1/4 - 1/4 section for 689.55 feet to the point of beginning; thence continue along the last described course for 340.64 feet to a point on the easterly right of way line of U. S. Hwy. # 280; thence turn right to the chord of a curve to the left, said curve having a chord bearing of north 04°51'41" west and a radius of 3820.11 feet; thence run along said curve and said right of way line for 14.12 feet; thence run south 90°00'00" east for 300.00 feet; thence run north 00°00'00" east for 100.00 feet; thence run south 89°59'57" east for 41.84 feet; thence run south 00°00'00" west for 114.07 feet to the point of beginning. Subject to a 14.07 foot easement along the south line for ingress, egress and utilities.

**Subject to:**

1. Mineral and mining rights excepted.
2. Ad valorem taxes for 2000 and subsequent years not yet due and payable.
3. Existing covenants and restrictions, easements, building lines, and limitations of record.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, his successors and assigns, Forever; and this Property is not a Homestead.

**Inst # 2000-19566**

**06/12/2000-19566  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE**

002 HHS 11.50

STATE OF ALABAMA )

SHELBY COUNTY )

IN WITNESS WHEREOF, BRADLEY H. BYERS, GRANTOR, has set his signature as GRANTOR,  
this the 20th day of December, 1999.

By: Bradley H. Byers  
Bradley H. Byers  
[Print Name]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
BRADLEY H. BYERS, whose name as GRANTOR, is signed to the foregoing instrument, and  
who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he  
executed the same voluntarily.

Given under my hand and official seal, this the 20th day of December, 1999.

E. Stuart Conner  
Notary Public

My Commission Expires: APRIL 18, 2000

Inst # 2000-19566

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