

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON

JACK J. PHILLIPS

389 Shades Crest Road

Birmingham, AL 35226

PATRICIA PULLIAM PHILLIPS

12276 Old Highway 280

Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --ONE HUNDRED AND NO/100'S DOLLARS (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/We, JACK J. PHILLIPS, AND WIFE, PATRICIA PULLIAM PHILLIPS, Hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto JACK J. PHILLIPS AND WIFE, PATRICIA PULLIAM PHILLIPS, hereinafter referred to as GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Tract 1, according to the Survey of Crossbrook Farms, Third Sector, Revised, Revision of Lots 1, 2, 3, 4, 5, 7 and 8, as recorded in Map Book 13, Page 148, in the Probate Office of Shelby County, Alabama.

Also, rights to use of easement for ingress and egress described as follows:

From the SW Corner of Section 9, Township 20 South, Range 1 West, run thence North along the West Boundary of said Section 9 a distance of 1295.47 feet to the point of beginning of the centerline of a 60.0 foot road easement; thence turn 90 degrees 26 minutes 49 seconds right and run 72.50 feet to the radius point of a 100.0 foot cul-de-sac; thence continue along said course a distance of 50.0 feet; thence turn 06 degrees 51 minutes 40 seconds right and run 263.0 feet; thence turn 21 degrees 32 minutes 30 seconds run 250.97 feet; thence turn 77 degrees 48 minutes 06 seconds left and run 270.90 feet; thence turn 68 degrees 52 minutes 26 seconds right and run 310.0 feet; thence turn 89 degrees 30 minutes 45 seconds left and run 705.07 feet to a radius point of a 100.0 foot cul-de-sac; thence turn 180 degrees 00 minutes right and run 1370.15 feet to the radius point of a 100.0 foot cul-de-sac; thence turn 90 degrees 15 minutes 13 seconds left and run 695.31 feet to the radius point of a 100.0 foot cul-de-sac, said point and cul-de-sac being the termination point of herein described easement.

Parcel ID 15-2-09-0-000-005.003

Subject to: Ad valorem taxes, due 10-1-2000, and not yet delinquent.  
Easements, restrictions and rights of way of record.

THIS DEED IS BEING FILED TO ESTABLISH SURVIVORSHIP RIGHTS FOR GRANTEES.

Inst # 2000-23384

07/12/2000-23384  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NWS 12.00

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of Survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my hand and seal this the 12 day of July, 2000.

  
JACK J. PHILLIPS

  
PATRICIA PULLIAM PHILLIPS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JACK J. PHILLIPS, AND WIFE, PATRICIA PULLIAM PHILLIPS, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 12 day of JULY, 2000.

  
Margaret McFee, Notary Public

My Commission Expires: 2-5-03

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002 MS 12.00