

This instrument was prepared by:

Grantee's address:  
1531 19th Street South  
Birmingham, Al 35205

William R. Justice  
P.O. Box 1144, Columbiana, Alabama 35051

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and no/100 DOLLARS (\$75,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein,, the receipt whereof is acknowledged, the undersigned **MARGARET B. PHILLIPS, a widow** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto **WILSON JAMES HAWKINS and BOBBY MASSENGALE** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 30, Block 5, according to the survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby county, Alabama.

**\$76,800.00.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.**

**Margaret B. Phillips is the surviving grantee in that certain deed recorded in Instrument No: 1996-36372; Henry B. Phillips, deceased, having died on or about July 6, 2000.**

Subject to the following:

1. Ad valorem taxes due and payable October 1, 2001.
2. 35-foot building set back line from County Road as shown on recorded map, which has been violated to the extent shown on survey of M.D. Arrington, RLS #10686 , dated October 24, 1996; however, as to violation, the title company hereby insures against loss or damage which the insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and denies the right to maintain the existing improvements on the land because of the encroachment into the building set back line.
3. Restrictive covenants recorded in Misc. Book 9, Page 278 in Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 285, Page 820 in Probate Office.
5. Permit to South Central Bell recorded in Deed Book 285, Page 366 in Probate Office.
6. Restrictive covenants as to underground cables recorded in Misc. Book 8, Page 556 and agreement with Alabama Power Company recorded in Misc. Book 8, Page 772 in Probate Office.

04/03/2001-12308  
12:13 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MB 18.00

*WNBSC/ Davis Plaza*

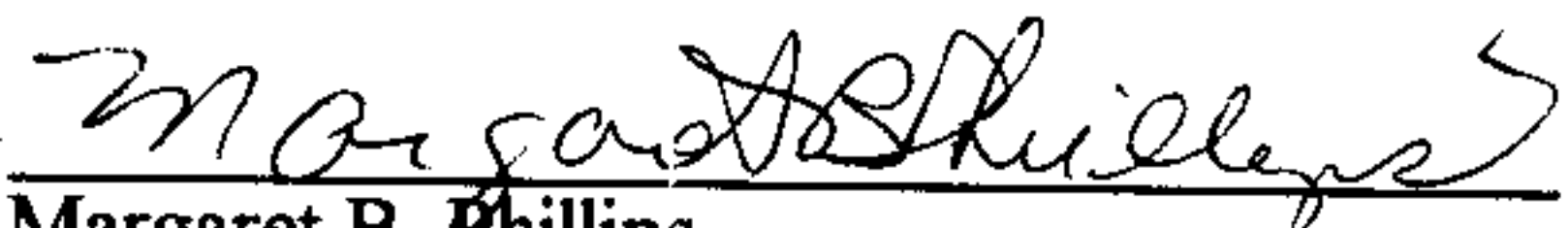
Inst # 2001-12308

7. Encroachment of fences appurtenant to insured premises over the North and South line of said lot as shown on survey of M.D. Arrington, RLS #10686, dated October 24, 1996.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hand and seal, this 30<sup>th</sup> day of March, 2001.

  
Margaret B. Phillips

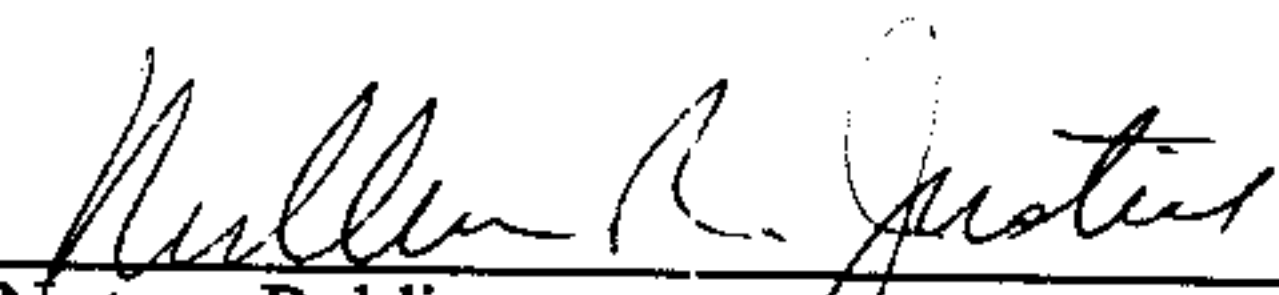
STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret B. Phillips, a widow, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of March, 2001.



  
Notary Public  
My Commission Expires: 9/12/03

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