

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Stancil Handley
P.O. Box 828 - 33711
(Address) Columbiana, Alabama 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Company, Houston, TX

08/09/2001-33711
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 54.00

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty-Nine Thousand, Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harry L. Phillips, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stancil Handley and wife, Sharlene Handley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of August, 2001.

WITNESS:

_____(Seal) Harry L. Phillips _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

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


Given under my hand and official seal this 8th day of August A.D., ~~19x~~ 2001.

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 26, township 21 South, Range 1 West, being the same land described in a deed to Harry L. Phillips recorded in Instrument #1995-28008, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:
Commencing at the intersection of the West line of the Alabama Gas Corp. parcel (the old railroad right of way) and South right of way of Alabama State No. 25; thence South 19 degrees 13 minutes 57 seconds East along the West line of said Alabama Gas Corp. parcel, a distance of 491.50 feet to an iron pipe, found at the point of beginning; thence South 70 degrees 59 minutes 51 seconds West a distance of 129.54 feet to an iron pipe, found; thence South 70 degrees 45 minutes 56 seconds West a distance of 328.14 feet, to a 1/2-inch rebar set, with a cap stamped "S. Wheeler, CA 0502"; thence South 11 degrees 00 minutes 43 seconds East a distance of 264.61 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler, CA 0502"; thence North 71 degrees 59 minutes 28 seconds East a distance of 404.43 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler, CA 0502"; thence North 00 degrees 51 minutes 20 seconds East a distance of 264.63 feet to a 1/2-inch rebar set on the West line of said Alabama Gas Corp. parcel with a cap stamped "S. Wheeler CA 0502"; thence North 19 degrees 13 minutes 57 seconds West a distance of 22.01 feet to the point of beginning.
According to survey of Sid Wheeler, RLS 16165, dated May 9, 2001.

SIGNED FOR IDENTIFICATION:



Harry L. Phillips

Inst # 2001-33711

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