

Send Tax Notice to:

Harry L. Phillips & Sue Phillips
100 Beacon Drive
Columbiana, AL 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

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

That in consideration of One Dollar (\$1.00), Love and affection and other good and valuable consideration to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Harry L. Phillips, a married man

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

Harry L. Phillips and wife, Sue Phillips

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the North half of the SE 1/4 of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Harry L. Phillips. Said parcel of land being more particularly described as follows: Commencing at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 26; thence South 89 deg. 45' 24" West, along the South line of the NW 1/4 of the SE 1/4 of said Section 26, a distance of 215.64 feet to a point on the East right-of-way of the Egg and Butter Road; thence along a curve to the left, in said right-of-way, having a radius of 1175.35 feet and a chord bearing of North 09 deg. 03' 14" West, an arc length of 7.02 feet to the point of beginning; thence North 09 deg. 13 min. 30" W, a distance of 268.72 feet to a point; thence North 16 deg. 49' 45" East, a distance of 99.15 feet, to a point on the Southeast right-of-way of State Highway No. 25; thence along a curve to the left, in said right-of-way, having a radius of 5855.88 feet and a chord bearing of North 49 deg. 15' 29" East, an arc length of 523.28 feet to a 1/2" rebar, found, with a cap stamped "Wheeler 0502"; thence South 11 deg. 00' 43" East, a distance of 550.02 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 71 deg. 59' 28" West, a distance of 509.70 feet to the point of beginning. The herein described parcel contains 5.012 acres of land.

According to survey dated 12/27/01 of Sid Wheeler, PLS No. 16165.

The purpose of this deed is to vest record title in the grantees as tenants in common.

The above described property does not constitute any part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hands and seals this 27 day of December, 2001.

Harry L. Phillips

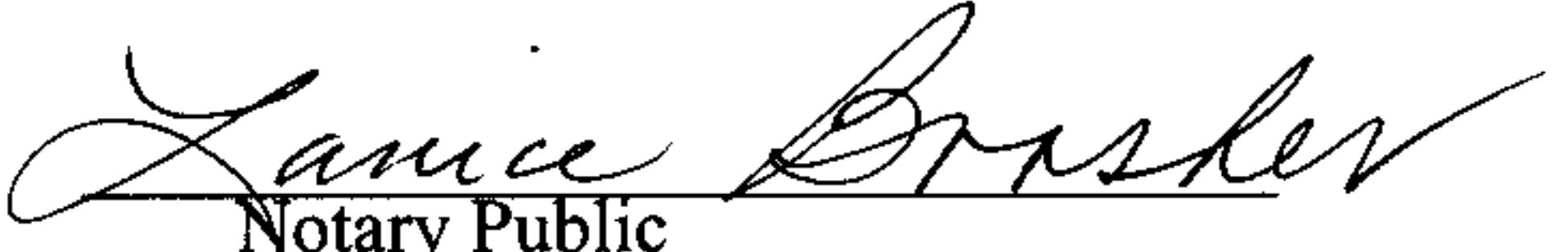
Harry L. Phillips
12/27/2001
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.50

Inst # 2001-56940

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, 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 27th day of December, 2001.


Notary Public

Inst # 2001-56940

12/27/2001-56940
01:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.50