

15002

SEND TAX NOTICE TO:

(Name) Ashley P. Phillips and wife,
Stephanie Lynn Phillips
(Address) 100 Beacon Drive
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 2002-03965

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE & NO/100 (\$1.00) dollars, Love and Affection,** and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Harry L. Phillips and wife, Sue Phillips,** (herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law, **Ashley P. Phillips and wife, Stephanie Lynn Phillips** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, an undivided one-half (1/2) interest in and to 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.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 21 day of Jan., 2002.

Harry L. Phillips (SEAL)
Harry L. Phillips

Sue Phillips (SEAL)
Sue Phillips

01/23/2002-03965
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.50

**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 and wife, Sue Phillips**, whose names are signed to the foregoing conveyance, and is 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 21st day of January, 2002.

Lanice Brasher (SEAL)
Notary Public

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