

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Bonnie S. Phillips
(Address) 110 Lester Street
Columbiana, AL 35051

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

20021202000598780 Pg 1/2 61.50
Shelby Cnty Judge of Probate, AL
12/02/2002 15:55:00 FILED/CERTIFIED

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

That in consideration of Forty Seven Thousand Five Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Lyle F. Freihage and wife, Marcia Freihage

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Bonnie S. Phillips

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

TRACT IV:

Begin at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet to the point of beginning; thence continue along the last described course 641.02 feet; thence 90 degrees 04 minutes 07 seconds right run Westerly 660.69 feet; thence 89 degrees 53 minutes 54 seconds right run 660.38 feet; thence 78 degrees 42 minutes 54 seconds right run 107.91 feet; thence 15 degrees 34 minutes 29 seconds right run 556.80 feet to the point of beginning.

Together with and subject to the following described 50-foot ingress and egress easement, the centerline of which is more particularly described as follows:

Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement. According to survey of Thomas E. Simmons, RLS #12945, dated February 26, 1996.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

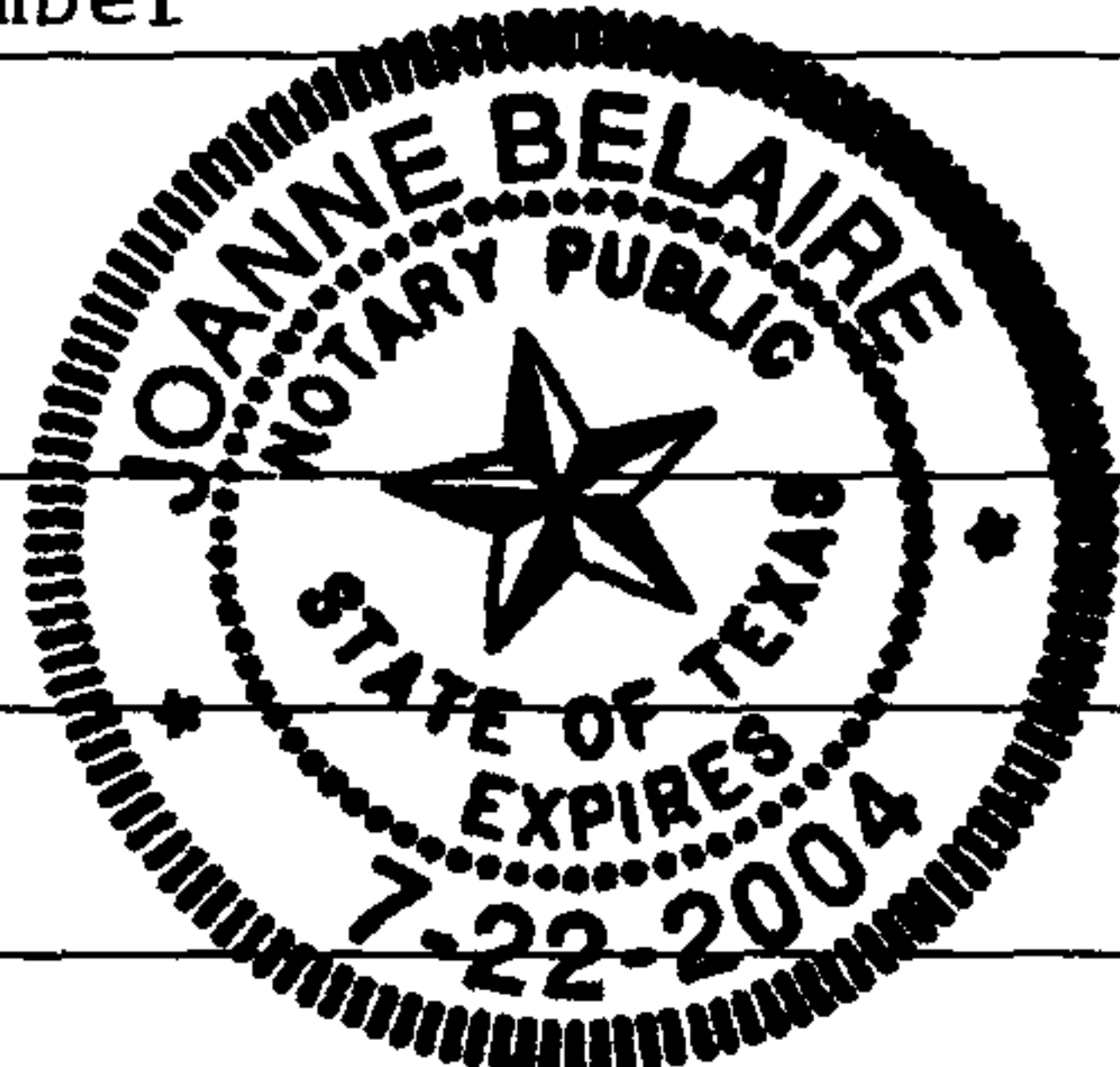
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT any of the above described property lying South and East of existing fences.

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

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, we have hereunto set our hand(s) and seal(s), this
day of November, 2002.



(Seal)

Lyle F. Freihage (Seal)
Lyle F. Freihage

(Seal)

Marcia Freihage (Seal)
Marcia Freihage

(Seal)

STATE OF ALABAMA }
Chambers COUNTY }

General Acknowledgement

I, Joanne Belaire, a Notary Public in and for said County, in said State,
hereby certify that Lyle F. Freihage and Marcia Freihage
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 13 day of November A. D., 20 02

My Commission Expires: 7-22-04

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT IV:

Begin at the SE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run Westerly along the South line thereof for 661.85 feet; thence 89 degrees 52 minutes 20 seconds right run Northerly 660.65 feet; thence 78 degrees 42 minutes 54 seconds right run Northeasterly 107.91 feet; thence 15 degrees 34 minutes 29 seconds right run Easterly 556.80 feet to the East line of said SW 1/4 of said Section; thence 85 degrees 47 minutes 52 seconds right run Southerly 642.37 feet to the point of beginning.

Together with and subject to the following described 50-foot ingress and egress easement, the centerline of which is more particularly described as follows: Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement.

According to survey of Thomas E. Simmons, RLS #12945, dated November 14, 2002.

LESS AND EXCEPT any of the above described property lying South and East of existing fences.

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