

This instrument was prepared by:

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

Grantee's address:
P.O. Drawer A
Vincent, AL, 35178


20040308000118670 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
03/08/2004 14:06:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

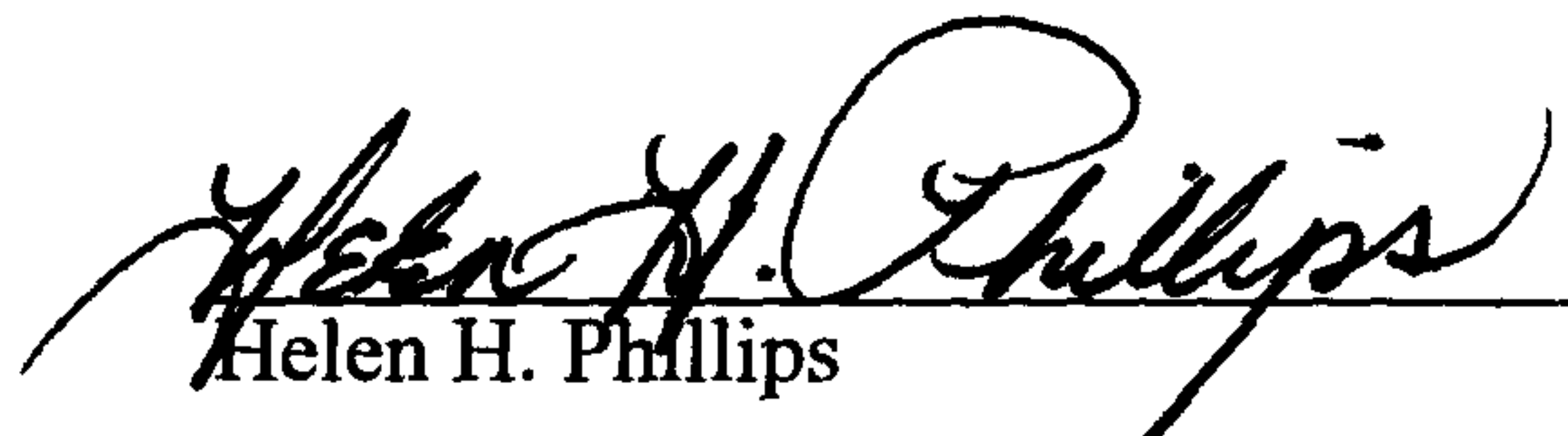
That in consideration of Ten Thousand and no/100 DOLLARS (\$10,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Helen H. Phillips, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Hewitt L. Conwill (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to McDow, Walton & Harrison Subdivision to the Town of Columbiana, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153.

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 has hereunto set GRANTOR'S hand and seal, this 4th day of March, 2004.


Helen H. 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 Helen H. Phillips, unmarried, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2004.

Eva D. Mooney
Notary Public