20050405000156740 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/05/2005 12:20:23PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Robert L. Phillips and Mike Craft
6018 Ransom Road
Birmingham, AL 35210
78 Lake Kathryn Dr.
Sterrett, AL 35147

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty Thousand and 00/100 ($80,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Peggy S. Horton, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert L. Phillips and Mike Craft,** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

$85,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **28th** day of **March, 2005.**

Peggy S. Horton

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Peggy S. Horton , 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Parcel B of land located in the SE ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner, Section 22, Township 19 South, Range 1 East; thence run West along South line of said Section 22, for a distance of 945.66 feet to the point of beginning; thence continue West along South line for a distance of 99.94 feet; thence turn an angle to the right of 62°15'47" for a distance of 134.92 feet; thence turn an angle to right of 90°16'13 of 62" 15°47' for a distance of 134.92 feet; thence turn an angle to the right of 90°16'13" for a distance of 90.0 feet; thence turn an angle to the right of 90.13 feet for a distance of 181.02 feet to the point of beginning.

PARCEL II:

Parcel A of land located in the SE ¼ of the SE ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of Section 22, Township 19 South, Range 1 East; thence run West along the South line of said Section 22, for a distance of 872.53 feet to the point of beginning; thence continue West along South line a distance of 73.13 feet; thence turn an angle to the right of 62°45' for a distance of 181.02 feet to the right of way line of Old Highway 280; thence turn an angle to the right of 89°47' for a distance of 65 feet; thence turn an angle to the right of 90°13' for a distance of 214.75 feet to the point of beginning.