20050418000180290 1/2 $15.00
Shelby Cnty Judge of Probate, AL
04/18/2005 10:24:16AM FILED/CERT

Send tax notice to:
Robert L. Phillps
Mike Craft
78 Lake Kathryn Drive
Sterrett, Alabama 35147
File No. 05-123

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Eight Thousand and no/100 Dollars ($138,000.00), in hand paid to the undersigned, Glenn Wilson and Melissa L. Wilson, Husband and Wife, (hereinafter referred to as the "Grantor") by Robert L. Phillips and Mike Craft, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Westerly along the South line of said Section 21 a distance of 2,685.19 feet to a point; thence turn 90 degrees 28 minutes 55 seconds right and run Northerly 281.54 feet to the point of beginning of the property being described; thence continue along last described course 230.31 feet to a point; thence turn 89 degrees 12 minutes 18 seconds right and run Easterly 266.35 feet to a point on the West margin of a public road named April Lane; thence turn 90 degrees 03 minutes 00 seconds right and run Southerly along the said West margin of said April Lane 235.09 feet to a point; thence turn 90 degrees 58 minutes 15 seconds right and run Westerly 269.38 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2005.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

($138,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common, their heirs and assigns, forever.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as

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and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31st day of March, 2005.

Glenn Wilson

Melissa L. Wilson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Glenn Wilson and Melissa L. Wilson, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2005.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 02/23/08