

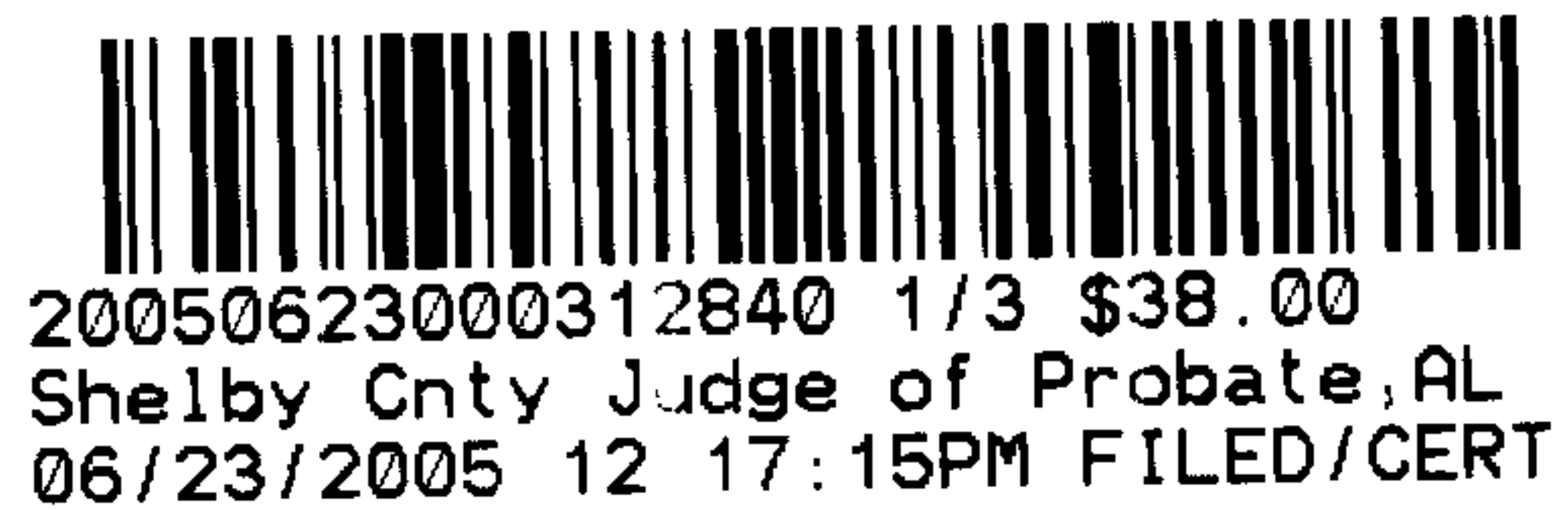
THIS INSTRUMENT PREPARED BY:

Gene M. Sellers, Attorney
3410 Independence Drive, Suite 200
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Ashley Phillips
100 Beacon Drive
Columbiana, AL 35051

Title Not Examined by Preparer



WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY.

WHEREAS, Sue S. Phillips, died April 22, 2003, and her surviving spouse, Harry L. Phillips was appointed Personal Representative of her Estate, Probate Case No. PR-2003-000265 in the Probate Court of Shelby County, Alabama; and

WHEREAS, Harry L. Phillips, surviving spouse of Sue S. Phillips, deceased, disclaimed certain real property devised to him under the will of Sue S. Phillips; and

WHEREAS, Harry L. Phillips, surviving spouse of Sue S. Phillips and Personal Representative of the Estate of Sue S. Phillips, died January 5, 2005; and

WHEREAS, under the will of Sue S. Phillips, deceased, Probate Case No. PR-2003-000265, in the Probate Court of Shelby County, Alabama, disclaimed property was to go to a family trust created under her will; and, the family trust was to terminate at the death of surviving spouse, Harry L. Phillips and trust property was to be distributed to Sue S. Phillips' surviving children; and

WHEREAS, there was no deed transferring certain real property from the Estate of Sue S. Phillips to the family trust under the will of Sue S. Phillips; and

WHEREAS, Sabra P. Winkle, Harry LaDon Phillips, Jr., and Ashley P. Phillips are the surviving children of Sue S. Phillips; and

WHEREAS, Sabra P. Winkle and Harry LaDon Phillips, Jr. desire to transfer their interest in certain real property to Ashley P. Phillips.

NOW THEREFORE:

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One DOLLAR and NO/00 (\$1.00) and other good and valuable considerations to the undersigned grantors in hand paid by grantee herein, the receipt whereof is acknowledged, we,

Sabra P. Winkle, a married woman, individually; and
Harry LaDon Phillips, Jr., a married man, individually

hereby grant, bargain, sell and convey unto

Ashley P. Phillips,

the following described real estate, situated in: Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21, Range 1 West more particularly described as follows: Commence at the SE corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence West along the South line of said forty acres a distance of 1,080 feet, more or less, to the East right of way line of Alabama Highway No. 25; run thence North 12 deg. East along said right of way a distance of 333 feet to the center of Barnett Branch; thence turn to the right and run along the center of said branch in an Easterly direction to the East line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn to the right and run in a Southerly direction along the Eastern boundary of said 40 acres to the point of beginning, containing 7 acres, more or less.

There is excepted from this conveyance that certain lot conveyed to Mrs. Ina Bullard by deed recorded in Deed Book 107, page 616 in the Probate Records of Shelby County, Alabama.

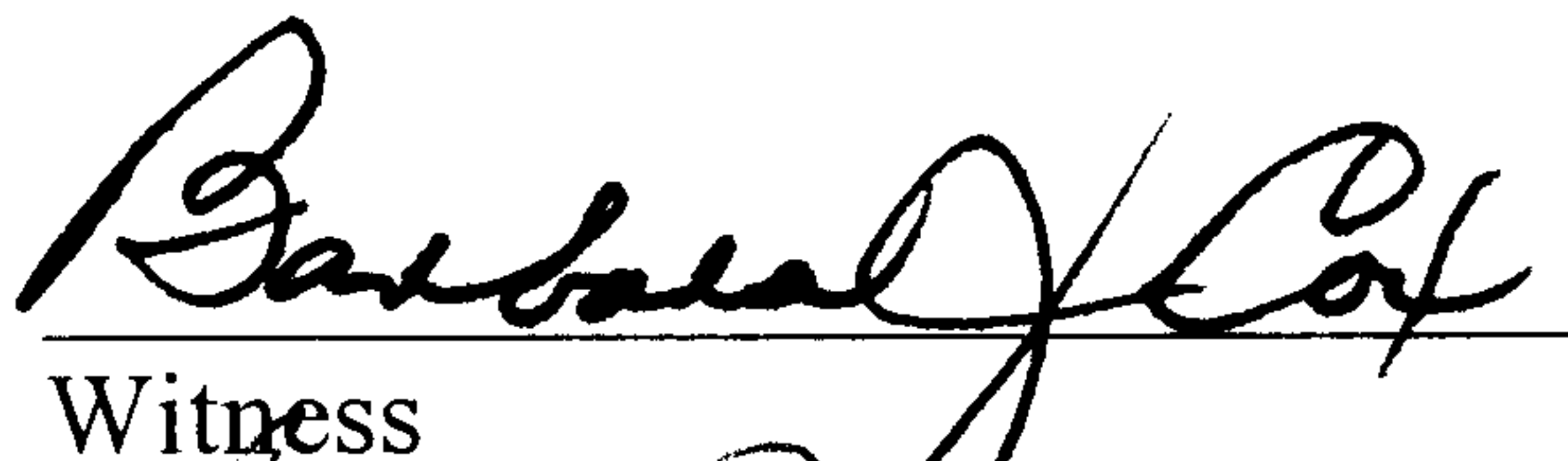
Sabra P. Winkle, Harry LaDon Phillips, Jr., and Ashley P. Phillip comprise all the heirs at law and next of kin of both Sue S. Phillips, deceased, and Harry L. Phillips, deceased.

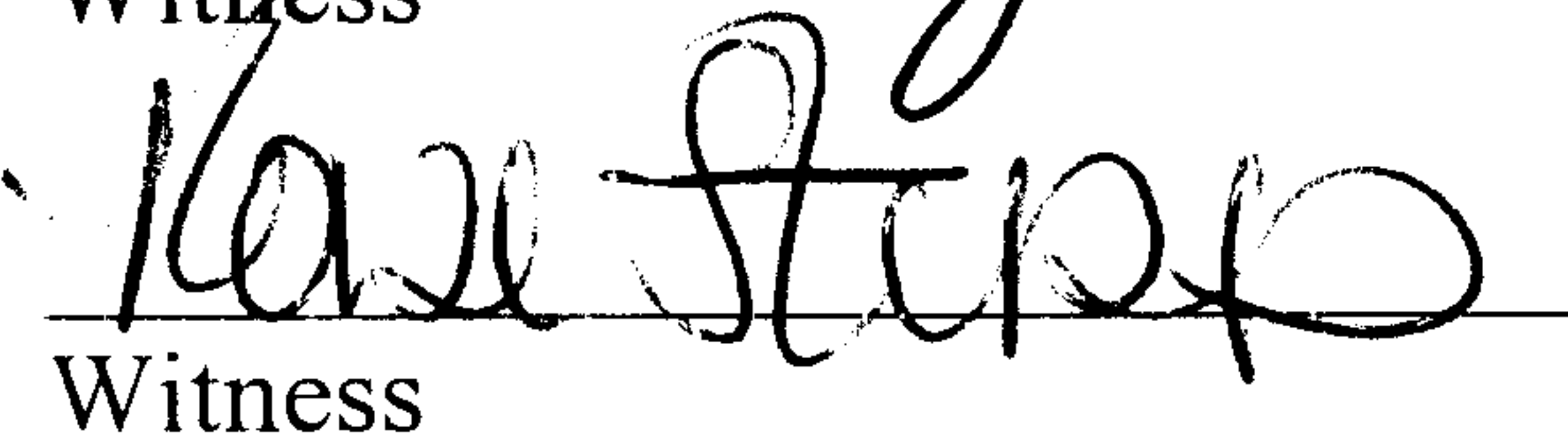
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

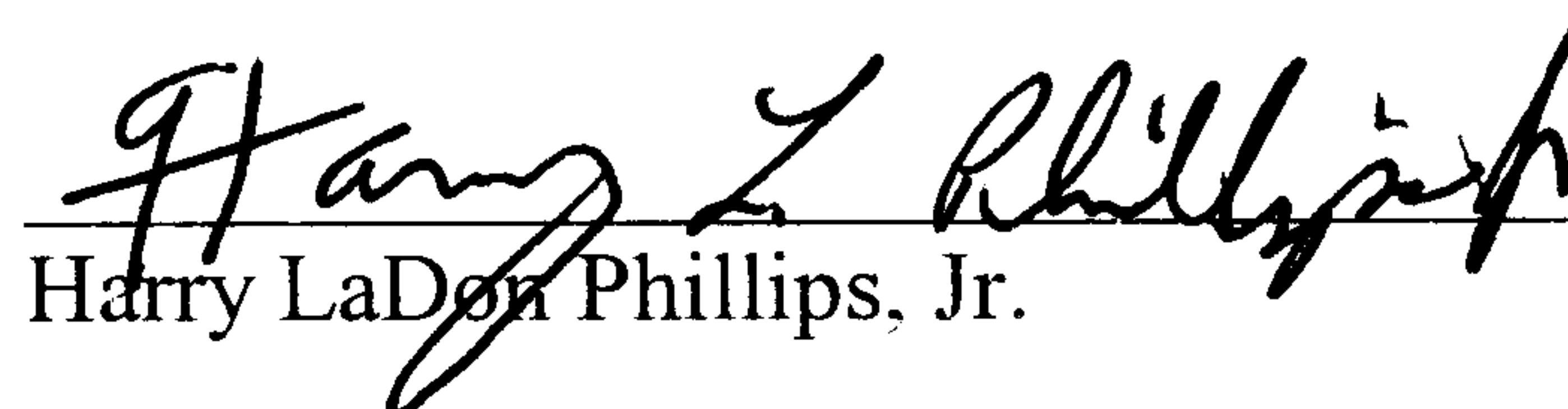
And we do for ourselves and for my our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, and we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, heirs, executors and assigns forever, against the lawful claims of all persons.

20th day of JUNE, 2005 IN WITNESS WHEREOF, we have hereto set our signatures and seals this the


Witness


Witness


Sabra P. Winkle

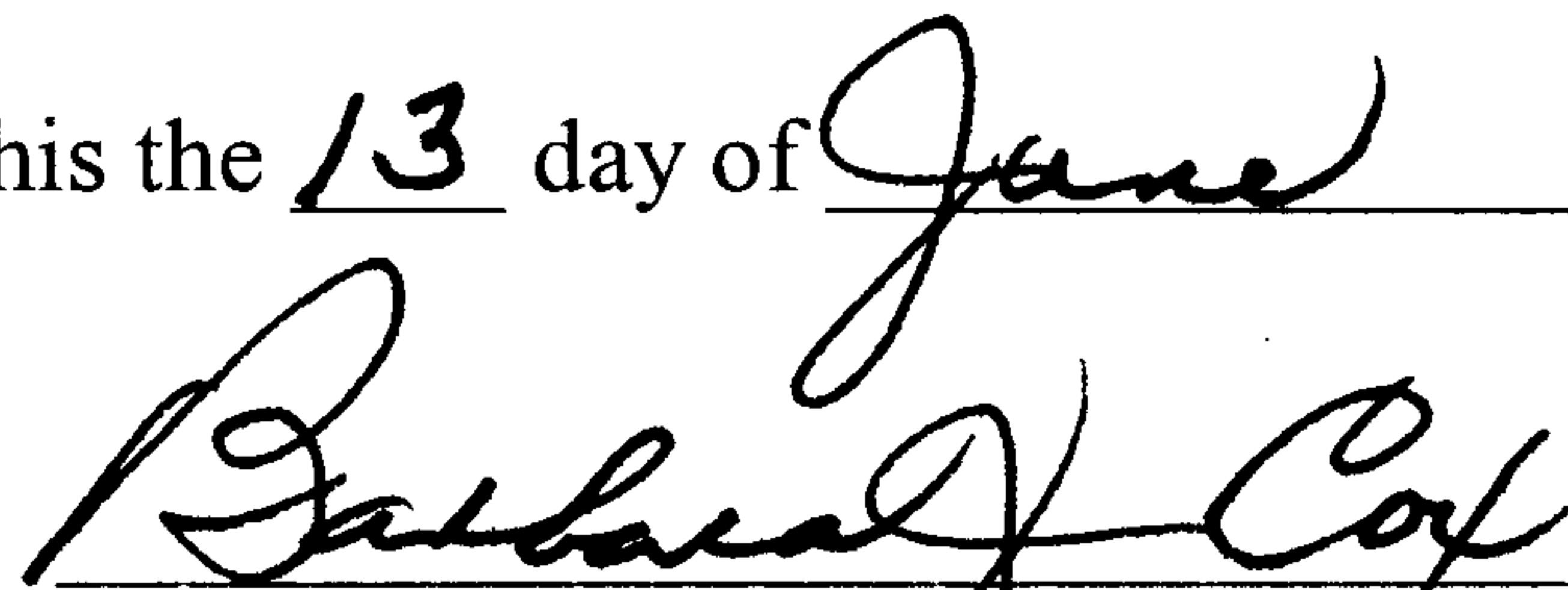

Harry LaDon Phillips, Jr.

20050623000312840 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
06/23/2005 12:17:15PM FILED/CERT

STATE OF ALABAMA,
COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sabra P. Phillips, 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.


Given under my hand and official seal this the 13 day of June,
2005.


Notary Public
ALABAMA NOTARY PUBLIC COMMISSION EXPIRES July 14, 2008

STATE OF South Carolina
COUNTY OF Greenville.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Harry LaDon Phillips, Jr., 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, he executed the same voluntarily.

Given under my hand and official seal this the 20th day of June,
2005.


Notary Public for South Carolina
My Commission expires 4/19/11

Shelby County, AL 06/23/2005
State of Alabama

Deed Tax: \$20.00