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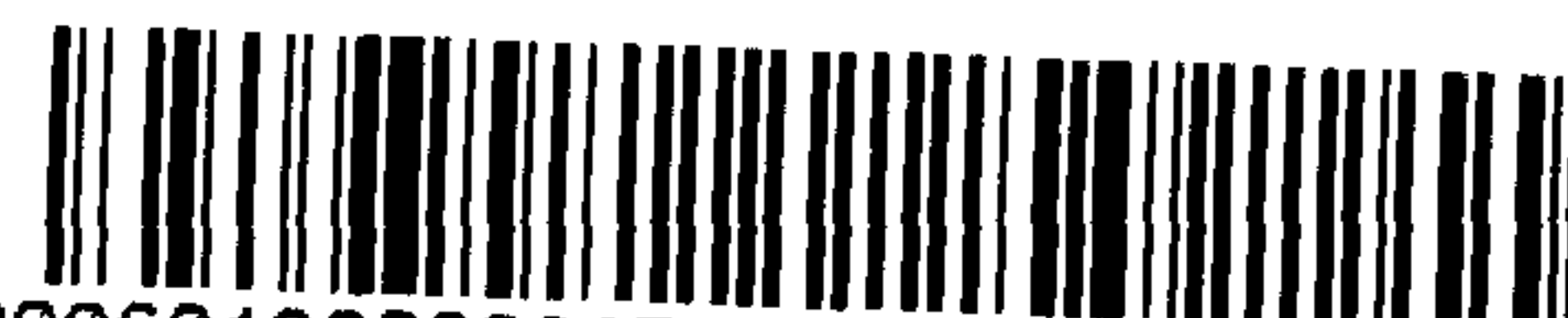
THIS INSTRUMENT PREPARED BY:

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



20060130000047880 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
01/30/2006 02:47:06PM FILED/CERT

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, who are the surviving children of Sue S. Phillips and who are also the surviving trustees of the family trust created under the will of Sue S. Phillips, desire to place on record evidence of distribution of certain real estate, to the below listed devisee.

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 as surviving trustee of the family trust created under the will of Sue S. Phillips deceased, Probate Case No. PR-2003-000265, in the Probate Court of Shelby County, Alabama;

Harry LaDon Phillips, Jr., a married man, individually and as surviving trustee of the family trust created under the will of Sue S. Phillips, deceased, Probate Case No. PR-2003-000265, in the Probate Court of Shelby County, Alabama; and

Ashley P. Phillips, a married man, individually and as surviving trustee of the family trust created under the will of Sue S. Phillips, deceased, Probate Case No. PR-2003-000265, in the Probate Court of Shelby County, Alabama;

hereby grant, bargain, sell and convey unto Ashley P. Phillips and Stephanie H. Phillips as joint tenants with right of survivorship an undivided one-half interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, more particularly described as follows: Commence at the SW corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section for point of beginning; run thence in a Northerly direction along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point where the same intersects the Southeastern right of way line of new paved County Highway, also known as Shelby County Highway Project No. SACP 4435-A; then turn to the right and run in a Northeasterly direction along said right of way line, following the meanderings thereof, to a point where the same intersects the western most edge of the present dirt road leading from said paved highway to the Beacon Light; thence turn to the right and run in a Southerly direction along the westernmost edge of said road, following the meanderings thereof, to a point where the same westernmost edge of said dirt road intersects the southern boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section; thence turn to the right and run in a Westerly direction along the Southern boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section to the point of beginning, containing 30 acres, more or less.

There is excepted from the warranties herein contained the following:
Rights acquired by Alabama Power Company by transmission line permit dated March 26, 1946, and recorded in Deed Book 126, page 129, in the Probate Records of Shelby County, Alabama; and also rights, if any, retained by the public or any other person, firm, or corporation in and to the old dirt Mardis Ferry Road which crosses the above described property and which is now physically closed.

Grantees, their heirs, successors, and assigns, shall have the right to use for ingress and egress the existing dirt road which forms the easternmost boundary of the property conveyed above.

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

THIS DEED IS INTENDED TO CONVEY ALL OF SUE PHILLIPS' INTEREST IN THE PROPERTY TO THE GRANTEES.

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

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our signatures and seals this the
29 day of Jan., 2006.

Connie S. Derry
Witness

Velda T. Derry
Witness

Sharon Derry
Witness

Sabra P. Winkle
Sabra P. Winkle, individually and as
surviving trustee of the family trust created
under the will of Sue S. Phillips, deceased

Harry L. Phillips, Jr.
Harry LaDon Phillips, Jr., individually and as
surviving trustee of the family trust created
under the will of Sue S. Phillips, deceased

Ashley P. Phillips
Ashley P. Phillips, individually and as
surviving trustee of the family trust created
under the will of Sue S. Phillips

STATE OF ALABAMA,
COUNTY OF Shelby.

20060130000047880 4/4 \$36.00
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I, the undersigned, a notary public in and for said county in said state, hereby certify that Sabra P. Winkle, 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 29 day of Jan, 2006.

Connie S. Shelby
Notary Public

Notary Public, Alabama, State at Large
My Commission Expires May 23, 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 23rd day of January, 2006.

Susan G. K.
Notary Public for S.C.
My Commission Expires 1/19/11

STATE OF ALABAMA,
COUNTY OF Shelby.

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

Given under my hand and official seal this the 27th day of JANUARY, 2006.

Sharon Horton
Notary Public

MY COMMISSION EXPIRES OCT. 27, 2007