20060829000423800 1/1 \$124.00 Shelby Cnty Judge of Probate, AL 08/29/2006 08:54:20AM FILED/CERT

Grantee's Address Send Tax Notice to:

#113,000,00

Stephanie Phillips 100 Bracon DR. Johnshiana Al 3505

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENT: That the undersigned, GREEN TREE – AL LLC, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by STEPHANIE PHILLIPS, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said STEPHANIE PHILLIPS, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A Lot or Parcel of land situated in the Northwest 14 of the Southeast 14 of Section 24, Township 21. Range 1 West, particularly described as follows: Beginning at the Southeast corner and run West along the South line of same about 1080 feet to the East Right of Way line of the Columbiana – Wilsonville Highway; thence North 12 degrees East along the East right of way line of said Highway 405 feet, more or less, to the corner of what is known as Miles Branch as the Point of Beginning of the lot hereby conveyed; thence East along the center of said Branch 100 feet; thence South 12 degrees West and Parallel with said Highway 150 feet; thence West and Parallel with said Branch 100 feet to the East right of way line of said Highway; thence Northeast along said highway right of way 150 feet to the Point of Beginning, and situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20060302000099400 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said STEPHANIE PHILLIPS and unto her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2006; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

GREEN TREE - AL LLC

TS: Authorized Sianer

STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, whose name as officer/authorized individual of GREEN TREE - AL LLC, is signed to the foregoing conveyance as **authorized Signer**, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she as such officer/authorized individual and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the <u>S</u> day of <u>AUGUST</u>. 2006.

Shelby County, AL 08/29/2006 State of Alabama

Deed Tax:\$113.00

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
RE: 315 E Hwy 25, Columbiana, AL

Notary Public Bradley Johnson
My Commission Expires: 2-30-01

