20070409000162800 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/09/2007 03:53:58PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Cain & Lucas Properties, LLC
P O Box 122
Westover, AL 35185

Consideration $10.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten no/00 Dollars ($10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Archie Phillips, a married man, (herein referred to as grantor, whether one or more)** grant, bargain , sell and convey unto, **Cain & Lucas Properties, LLC, an Alabama Limited Liability Company, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2007 and subsequent years, easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record, and unrecorded easement to BellSouth Telecommunications.

GRANTOR reserves the right to use all easements serving his remaining real property, including easements recorded in Instrument #20041124000647040 and Instrument #20050201000050470 in the Probate Office of Shelby County, Alabama.

All of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (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, I have hereunto set my hand and seal this 3rd day of April, 2007.

Archie Phillips

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Archie 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 on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2007.

Notary Public

My Commission Expires: 9/12/07

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EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the Southwest 1/4 of the Northwest 1/4 and Northwest 1/4 of the Southwest 1/4, Section 36, Township 20 South, Range 1 West, and Northeast 1/4 of the Southeast 1/4, Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From an axle at the SW corner of Section 36, Township 20 South, Range 1 West, run thence (TRUE) North 00 deg. 27 min. 19 sec. West along the accepted West boundary of the SW 1/4 of SW 1/4 of said Section 36 for a distance of 1324.39 feet to a railroad rail accepted as the SW corner of the NW 1/4 of SW 1/4 of said Section 36; thence run North 00 deg. 30 min. 08 sec. West along the accepted West boundary of said NW 1/4 of SW 1/4 for a distance of 1248.25 feet to a point in the center of Sumner Drive (no designated R.O.W.), being the point of beginning of herein described parcel of land; thence run South 72 deg. 04 min. 50 sec. East along said drive centerline for a distance of 28.91 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 deg. 54 min. 19 se . and tangents of 100.00 feet; thence run South 80 deg. 01 min. 59 sec. East for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 deg. 59 min. 09 sec. East along said drive boundary for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 deg. 01 min. 47 sec. and tangents of 50.00 feet; thence run South 83 deg. 58 min. 15 sec. East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 deg. 57 min. 22 sec. East along said drive centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 deg. 04 min. 42 sec. and tangents of 75.00 feet; thence run North 84 deg. 30 min. 17 sec. East for a chord distance of 144.52 feet to a point at the P.C. of a curve concave left, having a delta angle of 13 deg. 53 min. 11 sec. and tangents of 175.80 feet; thence run North 62 deg. 01 min. 21 sec. East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 deg. 04 min. 45 sec. East along said drive boundary for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 deg. 11 min. 52 sec. and tangents of 100.00 feet; thence run North 67 deg. 40 min. 41 sec. East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 deg. 16 min. 37 sec. East along said drive centerline for a distance of 55.36 feet to a point on an accepted segment of the East boundary of the SW 1/4 of NW 1/4 of aforementioned Section 36; thence run North 00 deg. 11 min. 38 sec. West along an accepted segment of the East boundary of said SW 1/4 of NW 1/4 for a distance of 15.21 feet to a 1" pipe; thence continue North 00 deg. 11 min. 38 sec. West along an accepted segment of the East boundary of said SW 1/4 of NW 1/4 for a distance of 242.86 feet to a 1" pipe; thence run North 00 deg. 16 min. 36 sec. East along an accepted segment of the East boundary of said SW 1/4 of NW 1/4 for a distance of 920.46 feet to a pine knot in a rock pile accepted as the N.E. corner of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 1 West; thence run South 87 deg. 28 min. 07 sec. West for a distance of 1324.45 feet to a railroad rail accepted as the N.W. corner of said SW 1/4 of NW 1/4; thence run South 00 deg. 15 min. 48 sec. East for a distance of 1335.17 feet to a railroad rail accepted as the N.E. corner of the NE 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 West; thence run South 88 deg. 26 min. 23 sec. West for a distance of 96.10 feet to the point in the center of aforementioned Sumner Drive; said point being on a curve concave right, having a delta angle of 14 deg. 40 min. 13 sec. and tangents of 74.95 feet; thence run South 75 deg. 30 min. 50 sec. East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 deg. 04 min. 50 sec. East along said drive centerline for a distance of 37.78 feet to the point of beginning of herein described parcel of land, situated in the NE 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 West and the SW 1/4 of NW 1/4 and the NW 1/4 of SW 1/4 of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 30 foot non-exclusive easement for ingress and egress an existing gravel road, known as Sumner Drive (no designated R.O.W.) description to-wit: From a railroad rail accepted as the NE corner of the NE 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 West, run thence (TRUE) South 88 deg. 26 min. 23 sec. West along the accepted North boundary of said NE 1/4 of SE 1/4 for a distance of 96.10 feet to the point of beginning of the centerline of a 30 foot non-exclusive easement for ingress and egress, said point being on a curve concave right, having a delta angle of 14 deg. 40 min. 13 sec. and tangents of 74.95 feet; thence run South 75 deg. 30 min. 50 sec. East for a chord distance of 62.36 feet to a point at the P.T.; thence run South 72 deg. 04 min. 50 sec. East along said easement centerline for a distance of 66.69 feet to a point at the P.C. of a curve concave left, having a delta angle of 15 deg. 54 min. 19 sec. and tangents of 100.00 feet; thence run South 80 deg. 01 min. 59 sec. East for a chord distance of 198.08 feet to a point at the P.T.; thence run South 87 deg. 59 min. 09 sec. East along said easement centerline for a distance of 93.36 feet to a point at the P.C. of a curve concave right, having a delta angle of 08 deg. 01 min. 47 sec. and tangents of 50.00 feet; thence run South 83 deg. 58 min. 15 sec. East for a chord distance of 99.75 feet to a point at the P.T.; thence run South 79 deg. 57 min. 22 sec. East along said easement centerline for a distance of 123.41 feet to a point at the P.C. of a curve concave left, having a delta angle of 31 deg. 04 min. 42 sec. and tangents of 75.00 feet; thence run North 84 deg. 30 min. 17 sec. East for achord distance of 144.52 feet to a point at the P.C. of a curve concave left, having a delta angle of 13 deg. 53 min. 11 sec. and tangents of 175.80 feet; thence run North 62 deg. 01 min. 21 sec. East for a chord distance of 349.03 feet to a point at the P.T.; thence run North 55 deg. 04 min. 45 sec. East along said easement centerline for a distance of 108.98 feet to a point at the P.C. of a curve concave right, having a delta angle of 25 deg. 11 min. 52 sec. and tangents of 100.00 feet; thence run North 67 deg. 40 min. 41 sec. East for a chord distance of 195.18 feet to a point at the P.T.; thence run North 80 deg. 16 min. 37 sec. East along said easement centerline for a distance of 55.36 feet to a point of termination on an accepted segment of the East boundary of the SW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 1 West.

And also together with a Right of Way Easement of 30 feet as set out in Book 311, page 655 in the Probate Office of Shelby County, Alabama.