

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Charles R. Nelson
381 Ridge Road
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20080820000335070 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/20/2008 01:01:04PM FILED/CERT

That in consideration of Sixteen Thousand dollars and Zero cents (\$16,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jeremy C. Phillips and Kimberly Phillips, a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles R. Nelson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES PART / NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of August 2008.

(SEAL)

Jeremy C. Phillips (SEAL)

(SEAL)

Kimberly Phillips (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

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

Given under my hand and official seal this 18th day of August 2008.

Notary Public
My Commission Expires: 10/16/08

EXHIBIT A

A parcel of land in the NE 1/4 and the East 1/2 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Begin on the West line of Shelby County Highway No. 412, at a point 286 feet South of its intersection with the East line of Adams Ferry Road, and run South along the West line of said Highway No. 412 a distance of 100 feet; thence turn right and run West along the North line of the Jesse E. Phillips lot a distance of 200 feet, more or less, to the East line of Adams Ferry Road; thence turn right and run northerly along the East line of Adams Ferry Road a distance of 100 feet; thence turn right and run East along the South line of the E. E. Masters lot a distance of 200 feet, more or less, to the point of beginning.