

**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

Send Tax Notice to:  
Mary McNabb Phillips, Trustee  
(1/2 interest)  
2951 Pine Haven Drive  
Birmingham, Alabama 35223  
and  
C. S. Phillips, Trustee  
(1/2 interest)  
2951 Pine Haven Drive  
Birmingham, Alabama 35223

STATE OF ALABAMA        )  
  )  
SHELBY COUNTY            )

  
20100527000167930 1/4 \$138.00  
Shelby Cnty Judge of Probate, AL  
05/27/2010 10:32:48 AM FILED/CERT

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Mary Jo Phillips and Charlie Phillips**, wife and husband (hereinafter referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by **Mary McNabb Phillips, or any Successor(s), as Trustee under the Mary McNabb Phillips Management Trust, dated MAY 11, 2010**, and **C. S. Phillips and Joseph S. Bluestein, or any Successor(s), as Trustees under the C. S. Phillips Revocable Life Insurance Trust, dated October 6, 1988, as Restated** (hereinafter referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee, **Mary McNabb Phillips, or any Successor(s), as Trustee under the Mary McNabb Phillips Management Trust, dated MAY 11, 2010**, an undivided one-half (1/2) interest, and unto the Grantee, **C. S. Phillips and Joseph S. Bluestein, or any Successor(s), as Trustees under the C. S. Phillips Revocable Life Insurance Trust, dated October 6, 1988, as Restated**, an undivided one-half (1/2) interest, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the year 2010 and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any;

recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; recorded or unrecorded leases, if any, affecting said real property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**TO HAVE AND TO HOLD** to the said Grantees, as tenants in common, and to the respective successors and assigns of the Grantees in fee simple forever.

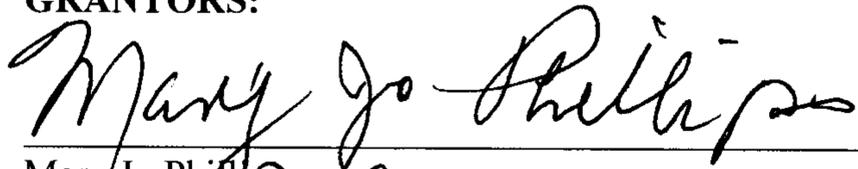
**NOTE:** The undivided one-half (1/2) property interest conveyed hereby to the Grantee, Mary McNabb Phillips, or any Successor(s), as Trustee under the Mary McNabb Phillips Management Trust, dated MAY 11, 2010, is specifically conveyed to such Grantee in its fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the said Mary McNabb Phillips Management Trust, as the same may be amended and/or restated from time to time (as so amended and restated, the "Mary McNabb Phillips Trust"), for the benefit of the beneficiary(ies) as provided therein.

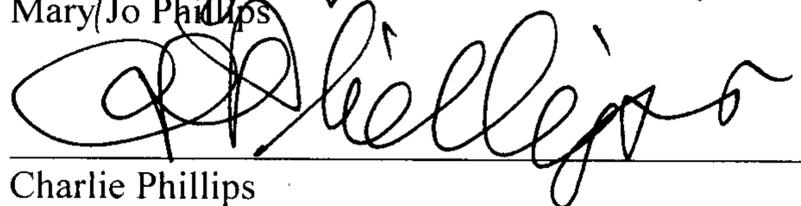
**NOTE:** The undivided one-half (1/2) property interest conveyed hereby to the Grantee, C. S. Phillips and Joseph S. Bluestein, or any Successor(s), as Trustees under the C. S. Phillips Revocable Life Insurance Trust dated October 6, 1988, as Restated, is specifically conveyed to such Grantee in its fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the said C. S. Phillips Revocable Life Insurance Trust, as the same has heretofore been restated, the last such restatement being pursuant to the Second Restatement of C. S. Phillips Revocable Life Insurance Trust, dated MAY 18, 2010, and as the same may be further amended and/or restated from time to time (as so amended and restated, the "C. S. Phillips Trust"), for the benefit of the beneficiary(ies) as provided therein.

**NOTE:** The property herein conveyed is **NOT** the homestead of the Grantors.

IN WITNESS WHEREOF, the Grantors have hereto set their hands and seals on this 18<sup>th</sup> day of May, 2010.

**GRANTORS:**

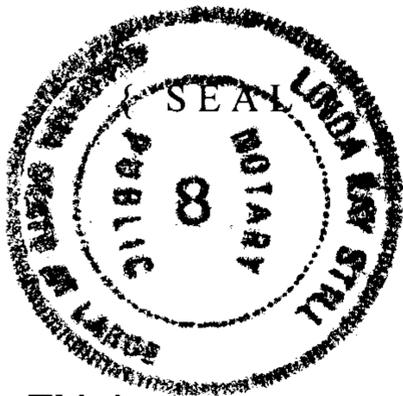
  
\_\_\_\_\_  
Mary Jo Phillips

  
\_\_\_\_\_  
Charlie Phillips

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Jo Phillips and Charlie 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 18<sup>th</sup> day of May, 2010.



*Linda Kay Still*  
Notary Public  
My Commission Expires: 1-12-13

**This instrument prepared by:**  
Joseph S. Bluestein, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727



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## EXHIBIT "A"

### LEGAL DESCRIPTION

Commence at the Northeast corner of the Northeast quarter of the Northeast quarter, Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South 4°50'04" East along the East line of said ¼ ¼ for 225.42 feet to the point of beginning; thence continue along last described course for 194.02 feet; thence run South 89°24'00" West for 457.17 feet; thence run South 44°24'34" West for 148.00 feet to the centerline of a 30 foot easement; thence run North 36°55'26" West along said easement for 125.03 feet; thence run North 50°14'36" West along said easement for 258.02 feet; thence run North 72°18'28" West along said easement for 100.34 feet to the easterly line of an existing 30 foot easement described in Deed Book 288, Page 293; thence run North 4°18'30" West along existing easement for 18.17 feet; thence run South 72°18'28" East and leaving said easement for 109.32 feet; thence run North 89°23'08" East for 789.68 feet to the point of beginning.

Also: Subject to the following described easement:

Commence at the Northeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South 4°50'04" East along the east line of said ¼ ¼ for 238.06 feet to the centerline of a 20 foot easement and point of beginning; thence run South 89°23'08" West along the centerline of said 20 foot easement for 798.97 feet to its intersection with the centerline of a 30 foot easement; thence run North 72°18'28" West along the centerline of said 30 foot easement for 100.34 feet to the easterly line of an existing 30 foot easement described in Deed Book 288, Page 293, and being the end of said easement.

Also: An easement for a right of way, to provide ingress and egress over and across to the following described parcel:

Commence at the Northeast corner of the Northeast ¼ of the Northeast ¼ of Section 1, Township 22 South, Range 3 West and thence go South 89°24' West along the North boundary of said quarter-quarter section 889.60 feet to the Northeast corner of property heretofore conveyed to Ruby Albright, as shown by deed recorded in Deed Book 177, Page 9, Office of the Probate Judge of Shelby County, Alabama; thence run South 4°16' East along the East line of said Ruby Albright property, and along the west line of property presently owned by the grantees, a distance of 180.00 feet to the Southeast corner of said Ruby Albright property, which is the point of beginning of the parcel herein described; thence run South 89°24' West along the South line of said Ruby Albright parcel 439.10 feet, more or less, to the East margin of public road of highway known as Shelby County Highway No. 107; thence run South along the East margin of said road or highway a distance of 30.00 feet; thence run East, parallel with the South line of said Ruby Albright property, a distance of 439.10 feet, more or less, to a point on the West margin of said parcel of property which is presently owned by the grantees; thence run North, along the west margin of said parcel which is presently owned by the grantees, a distance of 30.00 feet to the point of beginning. All as shown in that certain land survey of James R. Boatwright, Sr., Al. Reg. No. 17828, dated June 21<sup>st</sup>, 1999 as attached and incorporated herein this instrument at pages 5-6.

