

TO CLEAR TITLE

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Send Tax Bills To:
M & T Mortgage Corp.
1 Fountain Plaza
Buffalo, NY 14203

This Instrument Prepared by:
Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, MICHELLE COOK, also known as MICHELLE L. PHILLIPS, and husband, DONNY E. PHILLIPS (hereinafter referred to as "Grantor") do hereby grant, bargain, sell and convey unto M & T BANK (hereinafter referred to as "Grantee," whether one or more), its successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

This conveyance is made subject to (a) claims in suit styled *Bristol, et al, vs. Cook, et al, Civil Action No. CV-2010-207* (Shelby County, Alabama), and (b) the mortgage from Michelle L. Phillips and husband, Donny E. Phillips, in favor of GE Money Bank ("GE") recorded as Instrument Number 20070627000303260, in the Probate Office for Shelby County, Alabama, which mortgage Grantee does not assume or agree to pay or acknowledge as being viable in light of claims asserted in the foregoing suit including (*inter alia*) claims asserted by Grantee against GE.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns of Grantee. And Grantor does for Grantor, and for the heirs, executors, administrators, successors and assigns of Grantor covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, arising by, through or under Grantor; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns of Grantee forever, against the lawful claims of all persons arising by, through or under Grantor.

I, Michelle L. Phillips, hereby certify that I am one and the same as Michelle Cook.



24th IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, this
day of May, 2010.

"GRANTOR:"

Michelle L. Phillips [SEAL]
Michelle L. Phillips

Donny E. Phillips [SEAL]
Donny E. Phillips

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Michelle L. Phillips and Donny E. Phillips, whose names are signed to the
foregoing instrument, and who are known to me, acknowledged before me on this day that,
being informed of the contents of said instrument, they executed the same voluntarily on the
day the same bears date. Given under my hand and official seal this 24th day of May
_____, 2010.

Hollie A. Nemmel
Notary Public

My Commission Expires:

4/29/2014

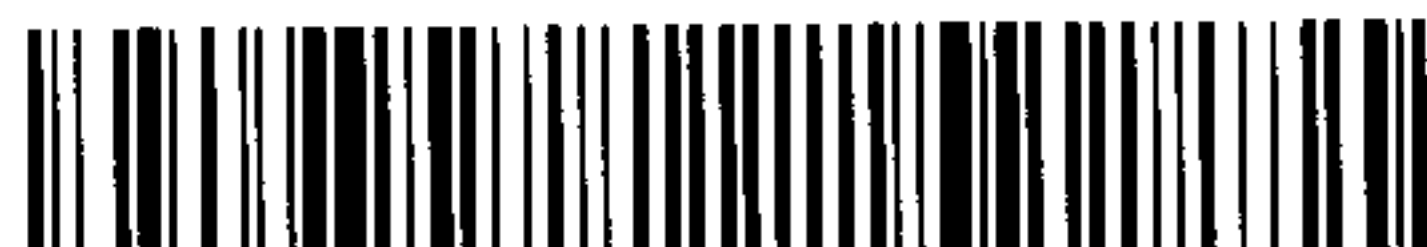


20100901000282450 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/01/2010 01:48:28 PM FILED/CERT

EXHIBIT A

A parcel of land situated in the Southwest quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 17; thence run East along the North line of said quarter-quarter Section for a distance of 1,328.66 feet to a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17; thence turn an angle to the left of 00 degrees, 24 minutes, 00 seconds and run in an Easterly direction along the North line of said quarter-quarter Section for a distance of 379.11 feet to an iron pin found; thence turn an angle to the right of 78 degrees, 32 minutes, 39 seconds and run in a Southeasterly direction for a distance of 348.82 feet to a point; thence turn an angle to the right of 09 degrees, 51 minutes, 31 seconds and run in a Southerly direction for a distance of 579.65 feet to a point; thence turn an angle to the right of 74 degrees, 51 minutes, 24 seconds and run in a Southwesterly direction for a distance of 467.66 feet to a point; thence turn an angle to the right of 14 degrees, 19 minutes, 34 seconds and run in a Westerly direction for a distance of 370.88 feet to a point; thence turn an angle to the right of 91 degrees, 43 minutes, 28 seconds and run in a Northerly direction for a distance of 200.00 feet to a point; thence turn an angle to the left of 51 degrees, 52 minutes, 17 seconds and run in a Northwesterly direction for a distance of 629.30 feet to a point; thence turn an angle to the left of 38 degrees, 07 minutes, 43 seconds and run in a Westerly direction for a distance 466.68 feet to an iron pin set on the West line of said Section 17; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction along said East line for a distance of 504.00 feet to the point of beginning; said parcel of land containing 32.01 acres, more or less.



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