

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

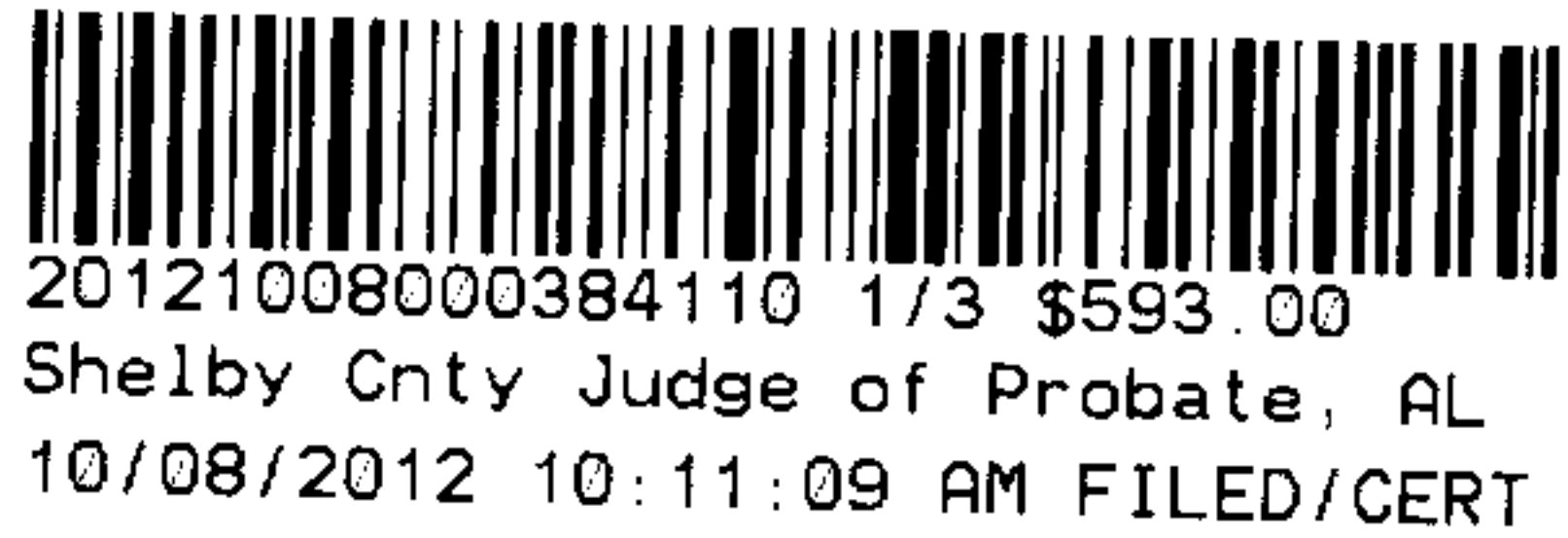
Send Tax Notice To: David P. Phillips, Jr.
P.O. Box 249
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Five Hundred Seventy Five Thousand dollars and Zero cents (\$575,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terry Gallups and wife, Vicki Gallups (herein referred to as grantors) do grant, bargain, sell and convey unto David P. Phillips, Jr. and Paula T. Phillips (herein referred to as GRANTEES) as joint tenants with right of survivorship, 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 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

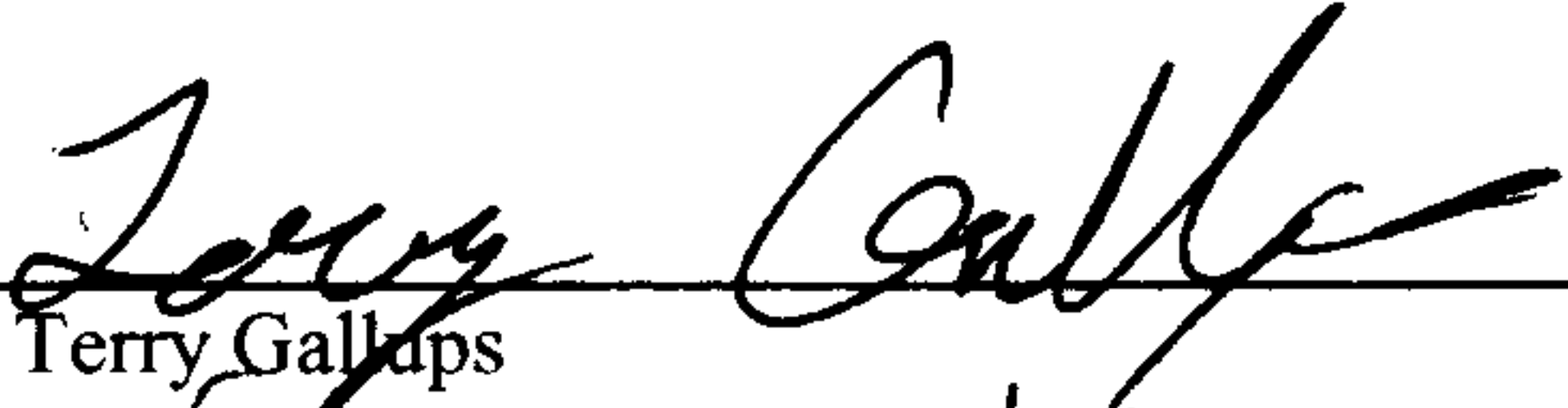
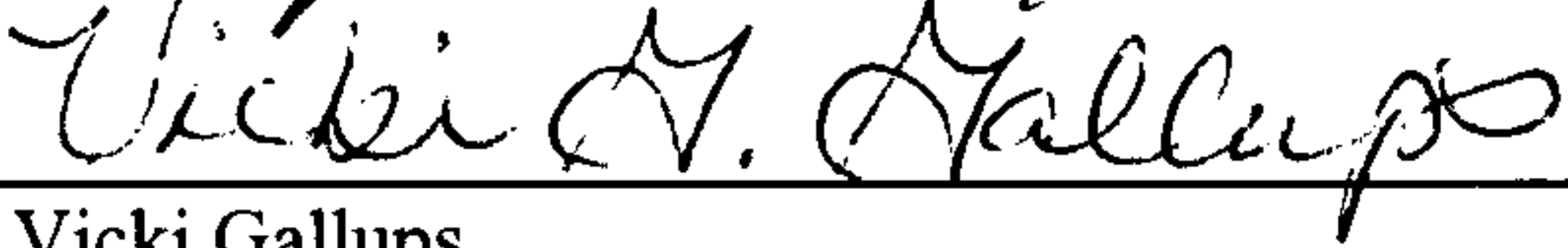
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of October, 2012.

| | | |
|--|---|--------------|
| _____ (Seal) |  | _____ (Seal) |
| _____ (Seal) |  | _____ (Seal) |
| Shelby County, AL 10/08/2012 State of Alabama Deed Tax: \$575.00 _____ (Seal) | Vicki Gallups | _____ (Seal) |
| | | _____ (Seal) |

STATE OF

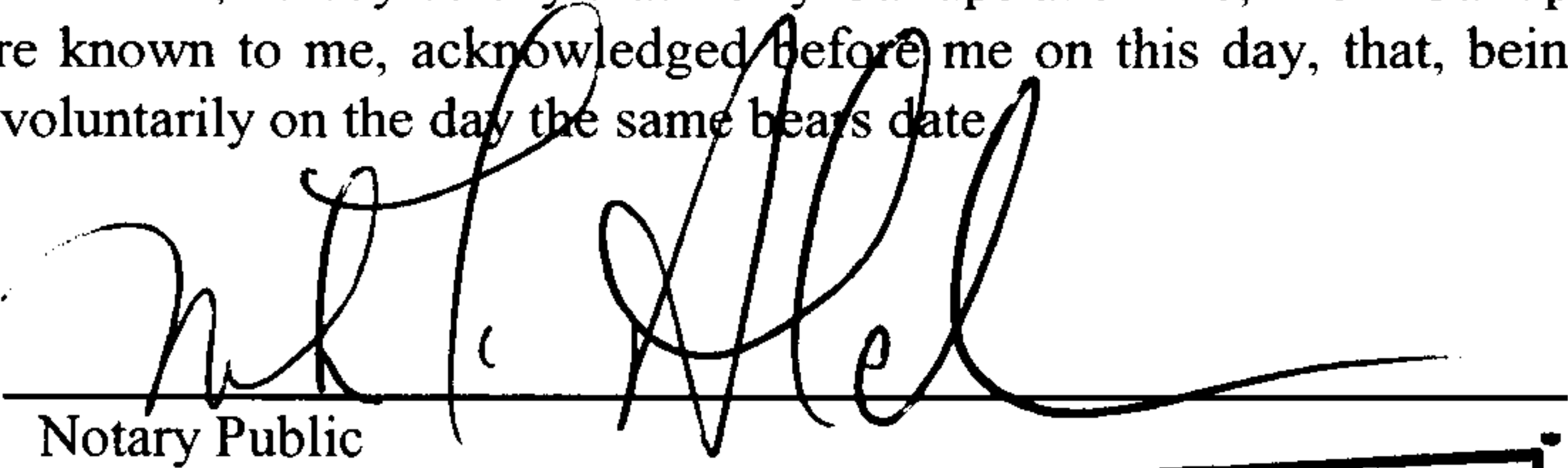
}

General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Gallups and wife, Vicki Gallups 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.


Notary Public

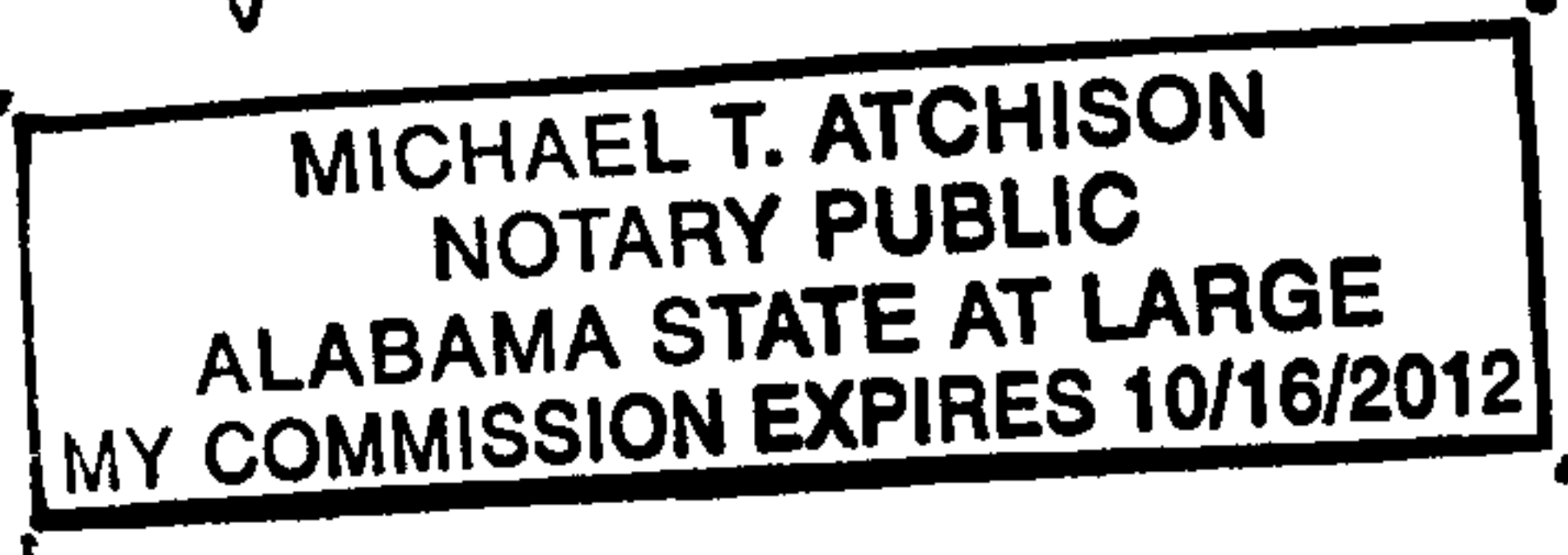


EXHIBIT A

TRACT II:

PARCEL 1:

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence run West along the North line of said 1/4-1/4 for 542.48 feet to the 398 contour of Lay Lake and the point of beginning; thence continue last described course for 272.04 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence run along said contour the following courses; 78 degrees 44 minutes 24 seconds left run 209.54 feet; thence 7 degrees 59 minutes left run 316.07 feet; thence 11 degrees 47 minutes left, run 349.65 feet; thence 41 degrees 26 minutes left, run 166.59 feet; thence 171 degrees 33 minutes left, run 137.47 feet; thence 45 degrees 33 minutes right run 301.56 feet; thence 16 degrees 15 minutes right run 106.64 feet; thence 12 degrees 33 minutes right, run 273.41 feet; thence 5 degrees 55 minutes left, run 123.34 feet; thence 35 degrees 32 minutes left, run 132.14 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL 2:

Begin at the Southwest corner of the NE 1/2 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence run North along the West line of said 1/4-1/4 for 379.16 feet; thence 89 degrees 22 minutes 34 seconds right, run 1295.88 feet to the Westerly right of way of Alabama State Highway No. 25; thence 85 degrees 35 minutes 04 seconds right, run Southerly along said right of way for 205.18 feet; thence 90 degrees 00 minutes right, continue along said right of way for 37.00 feet; thence 90 degrees 00 minutes left, continue along said right of way for 756.10 feet to the point of a curve, concaved to the right and having a radius of 1203.24 feet; thence continue along said right of way and curve for 729.68 feet to the South line of the SE 1/4 of the NE 1/4 of said section; thence 76 degrees 05 minutes 26 seconds right from chord of said curve, run West along the South line of last said 1/4-1/4 for 394.9 feet to the 398 contour of Lay Lake; thence continue along said contour the following courses: 13 degrees 54 minutes right, run 245.7 feet; thence 1 degree 09 minutes right, run 178.5 feet; thence 19 degrees 55 minutes left, run 78.0 feet; thence 121 degrees 04 minutes left, run 122.0 feet to the South line of last said 1/4-1/4; thence 125 degrees 56 minutes right, run West along said 1/4-1/4 for 84.6 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence continue along said contour the following courses: 38 degrees 36 minutes right run 140.3 feet; thence 4 degrees 50 minutes left, run 122.0 feet; thence 36 degrees 47 minutes left, run 78.7 feet; thence 89 degrees 55 minutes left run 80.9 feet; thence 42 degrees 58 minutes right, run 66.2 feet; thence 113 degrees 10 minutes right, run 106.64 feet; thence 31 degrees 24 minutes right, run 141.86 feet; thence 57 degrees 18 minutes left, run 87.46 feet; thence 68 degrees 12 minutes left, run 80.8 feet; thence 30 degrees 02 minutes right, run 212.26 feet; thence 35 degrees 29 minutes left, run 73.9 feet; thence 42 degrees 40 minutes left, run 62.5 feet; thence 34 degrees 22 minutes left, run 83.0 feet; thence 38 degrees 22 minutes right, run 43.3 feet; thence 52 degrees 48 minutes left, run 115.34 feet; thence 58 degrees 16 minutes left, run 71.86 feet; thence 16 degrees 58 minutes right, run 140.02 feet; thence 34 degrees 49 minutes left, run 63.5 feet; thence 116 degrees 44 minutes right, run 94.38 feet; thence 29 degrees 22 minutes right, run 249.35 feet; thence 71 degrees 42 minutes right, run 142.52 feet; thence 9 degrees 42 minutes right, run 249.33 feet; thence 34 degrees 38 minutes left, run 111.56 feet; thence 67 degrees 03 minutes right, run 120.57 feet; thence 8 degrees 41 minutes left, run 210.68 feet; thence 15 degrees 35 minutes left, run 96.7 feet; thence 7 degrees 30 minutes right run 132.71 feet to the North line of the SW 1/4 of the NE 1/4 of said section; thence 67 degrees 11 minutes right, run 300.48 feet to the point of beginning; being situated in Shelby County, Alabama.

According to the survey of Thomas Simmons, dated March 7, 1988.



20121008000384110 2/3 \$593.00
Shelby Cnty Judge of Probate, AL
10/08/2012 10:11:09 AM FILED/CERT

