

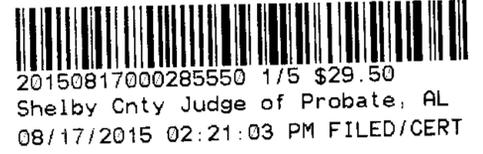
This instrument was prepared without benefit of title evidence by:

Grantee's address:
114 Nearest Lane
Columbiana, AL 35051

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand One Hundred Twenty and no/100 DOLLARS (\$3,120.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Connie G. Channin, married, and Ronnie W. Gillen, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Terry Phillips and Shirley Phillips, a married couple (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A and incorporated by reference as if fully setout herein.

Subject to the 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

All of the above consideration is being paid from a purchase money mortgage being recorded simultaneously herewith.

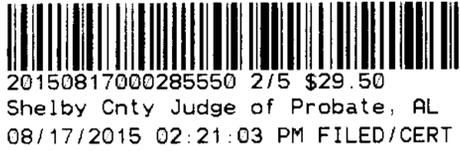
The above described property is not the homestead of either GRANTOR or their spouse(s).

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and

administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 14th day of August, 2015.



Connie G. Channin
Connie G. Channin

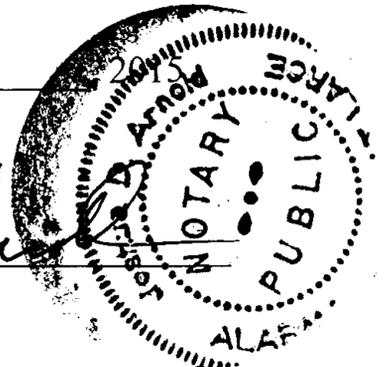
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie G. Channin, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August

Joshua D. Arnold
Notary Public
My Commission Expires: 01-21-2019



Ronnie W. Gillen
Ronnie W. Gillen

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie W. Gillen, 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 the 14th day of August, 2015.

Joshua D. Arnold
Notary Public
My Commission Expires: 01-21-2019

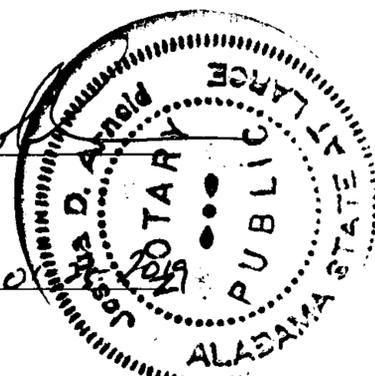


EXHIBIT A

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence S88°15'46"W, a distance of 799.04'; thence N04°20'59"W, a distance of 429.61' to the POINT OF BEGINNING; thence N00°10'17"W, a distance of 319.70'; thence N44°38'22"W, a distance of 185.91'; thence S08°49'35"W, a distance of 472.89'; thence N85°42'32"E, a distance of 204.72' to the POINT OF BEGINNING.

Said Parcel containing 1.56 acres, more or less.



20150817000285550 3/5 \$29.50
Shelby Cnty Judge of Probate, AL
08/17/2015 02:21:03 PM FILED/CERT

NO IMPROVEMENTS SHOWN,
PER OWNER'S REQUEST.

JOB NO. 15304
 DATE 8/10/15 DATE OF FIELD SURVEY 8/6/15
 ADDRESS Nearest Lane SCALE 1" = 50'
 DRAWN BY H. LETTIS CHECK BY R.Y.S.
RODNEY SHIFLETT SURVEYING
 P.O. BOX 204
 COLUMBIANA, ALABAMA 35051
 TEL. 205-669-1205 FAX. 205-669-1298

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

R.O.W. U (M) (P)

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence S88°15'46"W, a distance of 799.04'; thence N04°20'59"W, a distance of 429.61' to the POINT OF BEGINNING; thence N00°10'17"W, a distance of 319.70'; thence N44°38'22"W, a distance of 185.91'; thence S08°49'35"W, a distance of 472.89'; thence N85°42'32"E, a distance of 204.72' to the POINT OF BEGINNING.

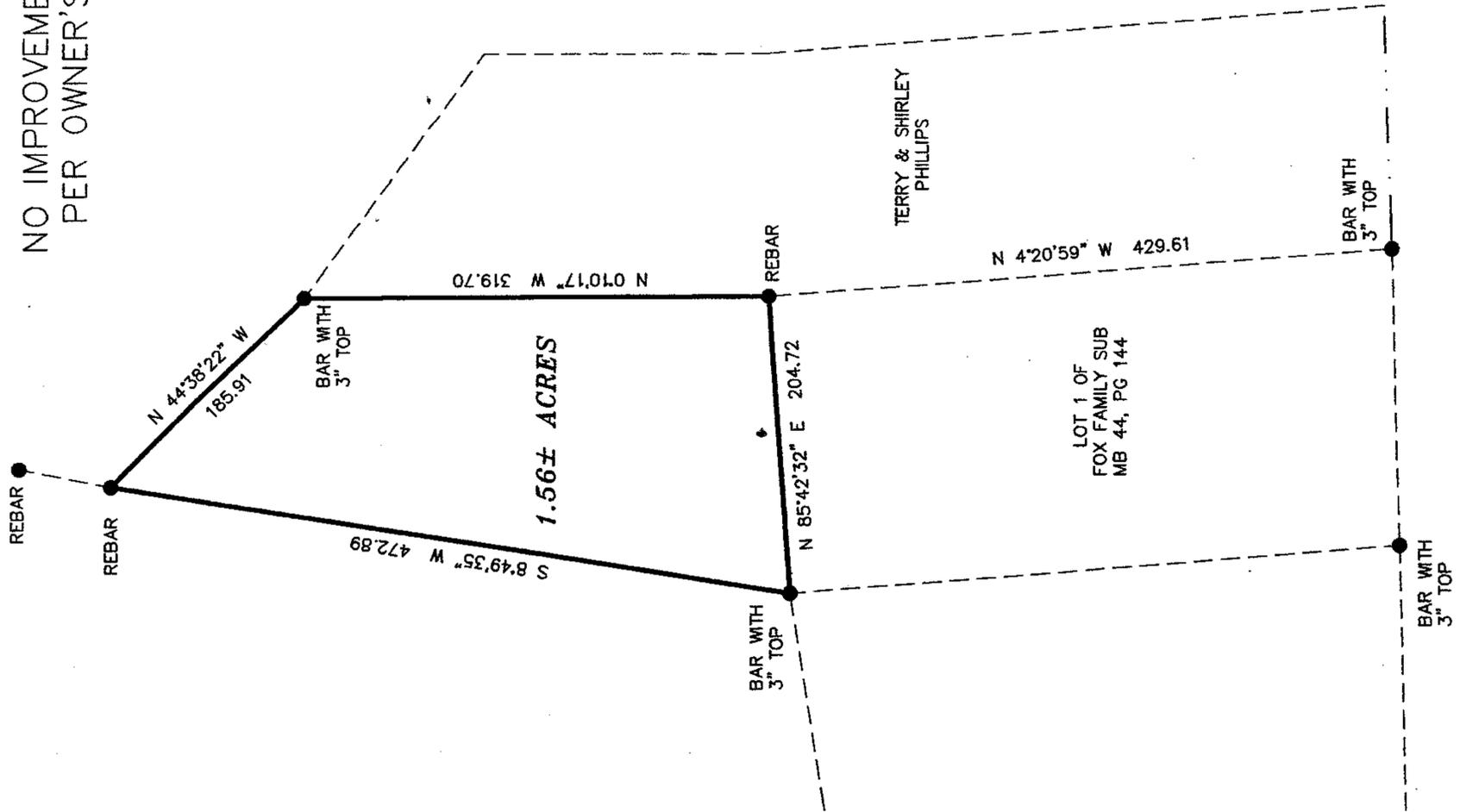
Said Parcel containing 1.56 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0405 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:
This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of August 10, 2015

Rodney Shiflett
 Rodney Shiflett Al. Reg. #21784



20150817000285550 4/5 \$29.50
 Shelby Cnty Judge of Probate, AL
 08/17/2015 02:21:03 PM FILED/CERT

SE CORNER
 SE 1/4 - NW 1/4
 SEC. 14, T-21S, R-2W
 SHELBY COUNTY, AL
 AXLE FOUND

PLAT

