

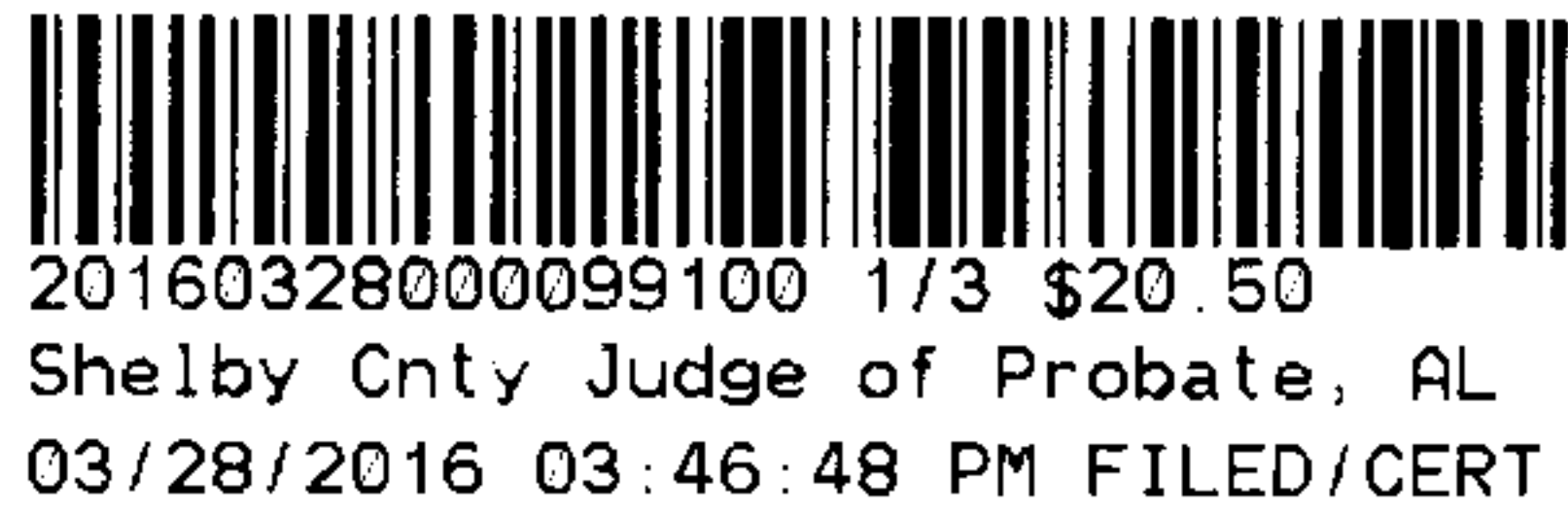
#500.

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Brian Bell
190 Howard Hill Drive
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS,



That in consideration of **TEN AND NO/100-----DOLLARS (\$10.00)**, to the undersigned grantor, **RUTH A. PHILLIPS, an unmarried woman**, (herein referred to as **GRANTOR**), in hand paid by **BRIAN BELL** (herein referred to as **GRANTEE**), the receipt of which is hereby acknowledged, the said **RUTH A. PHILLIPS**, does by these presents, grant, bargain, sell and convey unto the said **BRIAN BELL**, all of the following described easement which lies in Lots 1 and 2 of Phillips Rural Subdivision, recorded in Map Book 44, Page 98, in the Probate office of Shelby County, Alabama, described as follows:

A 30' Ingress/Egress and Utility Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the SW Corner of Lot 1 of Phillip's Rural Subdivision, as recorded in Map Book 44, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama; thence S89°43'04"E, a distance of 305.00'; thence N00°17'11"E, a distance of 464.66'; thence S89°43'01"E, a distance of 176.05' to the centerline of an existing 30' Easement as shown on above said Phillip's Rural Subdivision; thence N54°10'54"E and along said centerline of existing easement, a distance of 143.67'; thence N23°58'03"E and along said centerline of existing easement, a distance of 92.86'; thence N04°27'19"E and along said centerline of existing easement, a distance of 124.29' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N41°24'46"W and leaving said centerline of existing easement, a distance of 31.44'; thence N11°22'16"W, a distance of 35.62'; thence N02°29'20"E, a distance of 22.64'; thence N34°31'51"E, a distance of 25.28'; thence N49°48'23"E, a distance of 81.92'; thence N83°20'26"E, a distance of 136.82'; thence N28°19'51"E, a distance of 52.70'; thence N09°46'49"W, a distance of 252.54'; thence N04°11'53"E, a distance of 51.73'; thence N17°07'03"E, a distance of 49.82'; thence N44°19'46"E, a distance of 42.65'; thence N72°39'45"E, a distance of 56.45'; thence N32°39'15"E, a distance of 150.25'; thence N56°24'58"E, a distance of 54.75'; thence N36°59'02"E, a distance of 39.64'; thence N22°25'06"E, a distance of 39.31'; thence N09°30'35"E, a distance of 44.01'; thence N14°20'04"W, a distance of 59.67'; thence N38°29'25"W, a distance of 44.01'; thence N29°53'40"W, a distance of 78.93'; thence N58°49'29"W, a distance of 33.21' to the POINT OF ENDING OF SAID CENTERLINE.

TO HAVE AND TO HOLD, To the said Grantee, its successors 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of February, 2016.

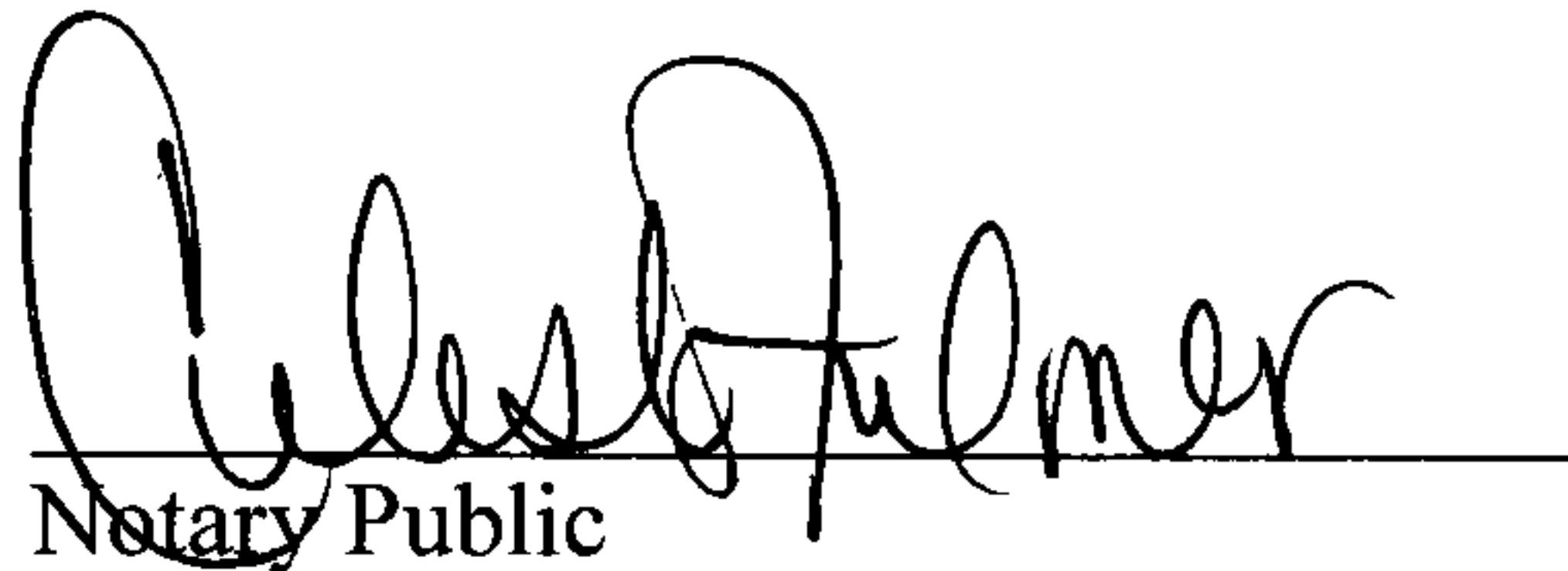
Ruth A. Phillips
Ruth A. Phillips

(NOTARY ACKNOWLEDGEMENT ATTACHED)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth A. Phillips, who 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 10th day of February,
2016.**


Notary Public

My Commission Expires: 10-9-16



20160328000099100 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
03/28/2016 03:46:48 PM FILED/CERT

20160328000099100 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
03/28/2016 03:46:48 PM FILED/CERT

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION - NOT TO SCALE

