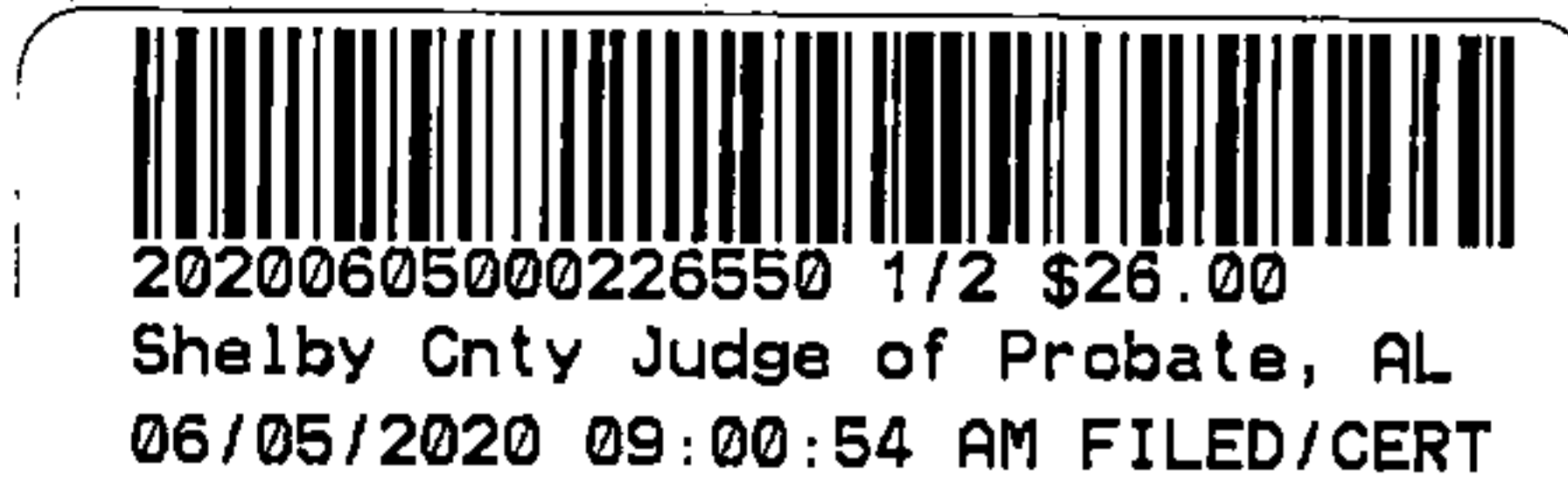


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Sean M. Phillips
1535 Hwy 306
Okemulgee AL 35040

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~ ^{MONTGOMERY}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Terrence M. Phillips and Sharon L. Phillips, husband and wife**, grant, bargain, sell and convey unto, **Sean M. Phillips** the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

Commence at the NW Corner of Fractional Section 24, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°01'55"E for a distance of 128.87'; thence S89°33'21"E for a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°01'55"W for a distance of 128.87'; thence N00°55'30"E for a distance of 268.48' to the Southeasterly R.O.W. line of Shelby County Highway 306 and the POINT OF ENDING OF SAID CENTERLINE.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs 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 4 day of June, 2020.

Terrence M. Phillips

Sharon L. Phillips

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terrence M. Phillips and Sharon L. Phillips** 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 4 day of June, 2020.

ALL-PURPOSE ACKNOWLEDGMENT

State of Alabama
County of MONTGOMERY

On JUNE 4, 2020 before me, CHERYL MARIE HENDERSON
DATE NAME OF NOTARY PUBLIC

personally appeared TERRENCE M. Phillips AND Sharon L. Phillips
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHERYL MARIE HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Cheryl Marie Henderson
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



20200605000226550 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/05/2020 09:00:54 AM FILED/CERT