

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Robert Neil Phillips, Jr.
6038 Kensington Way
Calera, AL 35040

GENERAL WARRANTY DEED

20161028000396760

10/28/2016 11:08:41 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Eight Thousand And No/100 Dollars (\$148,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Kent P. Walton and Lauren N. Kiker Walton, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Robert Neil Phillips, Jr., an unmarried man (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 80, according to the Map and Survey of Kensington Place Phase I, Sector 2, recorded in Map Book 40, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Nine Thousand Four Hundred Ninety-Four And No/100 Dollars (\$149,494.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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, the undersigned have hereunto set our hands and seals on October 17, 2016.


Kent P. Walton


Lauren N. Kiker Walton

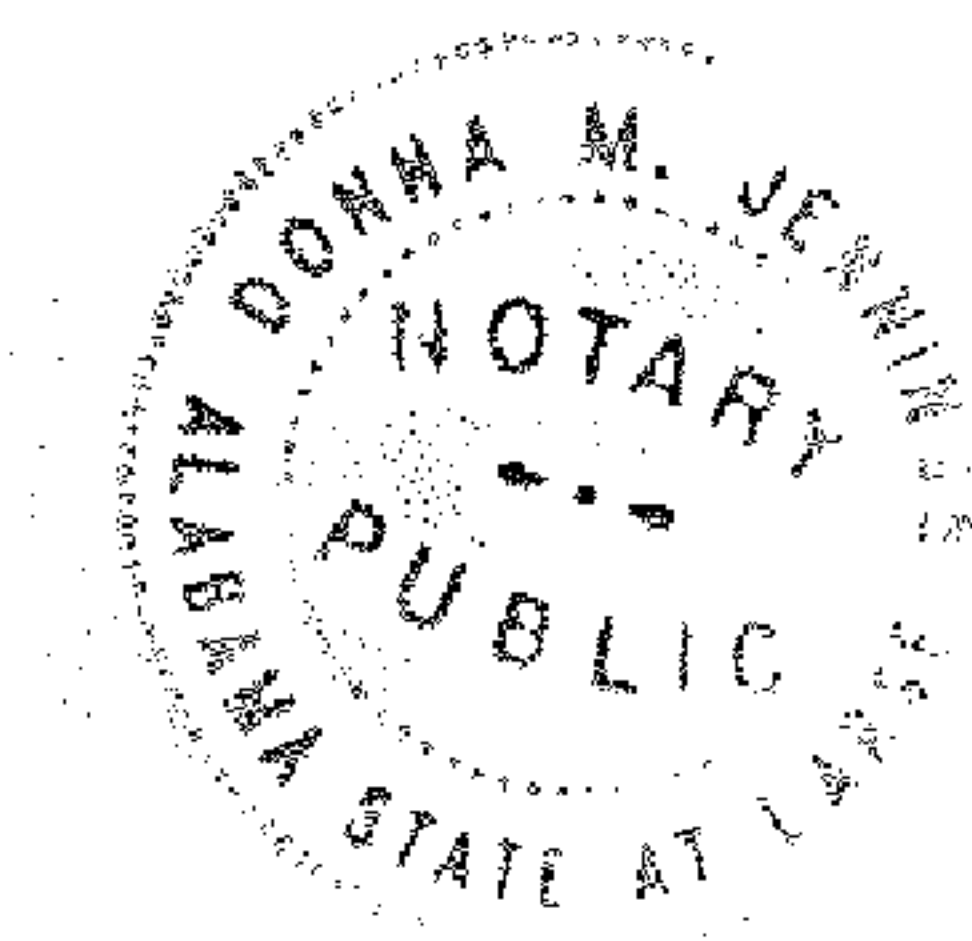
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Kent P. Walton and Lauren N. Kiker Walton whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 17th day of October, 2016.


Notary Public

My commission expires: 1/30/2019



20161028000396760 10/28/2016 11:08:41 AM DEEDS 2/2

Grantor's Name Kent P. Walton and Lauren N. Kiker Walton Grantee's Name Robert Neil Phillips, Jr.

Mailing Address 6038 Kensington Way
Calera, AL 35040

Mailing Address 395 Union Station Way
Calera, AL 35040

Property Address 6038 Kensington Way
Calera, AL 35040

Date of Sale October 17, 2016
Total Purchase Price \$148,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Kent P. Walton and Lauren N. Kiker Walton, 6038 Kensington Way, Calera,
AL 35040.

Grantee's name and mailing address - Robert Neil Phillips, Jr., 395 Union Station Way, Calera, AL 35040.

Property address - 6038 Kensington Way, Calera, AL 35040

Date of Sale - October 17, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: October 17, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/28/2016 11:08:41 AM
\$19.00 CHERRY
20161028000396760

