

This instrument was prepared by:

WARRANTY DEED

Send tax Notice to:

Joyce Phillips

17886 Hwy 42

Shelby AL 35143

State of Alabama

Shelby County



20170118000022670 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/18/2017 01:47:04 PM FILED/CERT

Shelby County, AL 01/18/2017
State of Alabama
Deed Tax: \$5.00

Chris Phillips

575 Cove Rd

Wilsonville AL 35186

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor(whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Raymond W Phillips, a married man and Joyce W Phillips, a married woman, herein referred to as grantor, where on or more) does grant, bargain, sell and convey unto, Chris Phillips, a married man, referred to as grantee the following described real estate, situated in Shelby County, Alabama, described as follows:**

Commence at the NW corner of Section 25, Township 21 S Range 1 East, Shelby County Alabama, thence S01°55'33"E a distance of 196.64' to the Northerly R.O.W. line of Newsome Road; thence S46°44'54" E and along said ROW line, a distance of 123.59 to the POINT OF BEGINNING, thence S45°05'12"E and along said R.O.W. line, a distance of 210.00' thence N44°54'48"E and leaving said R.O.W. line, a distance of 210.00', thence N45°05'12" W a distance of 210.00', thence S44°54'48"W a distance of 210.00', to the POINT OF BEGINNING. Said Parcel containing 1.01 acres, more or less. Survey attached

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, previsions, covenants, building set back lines and rights of way 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 Grantee, 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 a foresaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of January 2017.

Raymond W. Phillips

Joyce W Phillips

STATE OF ALABAMA

SHELBY COUNTY

I the undersigned authority, a Notary Public in and for said County, In said State, hereby certify the Ray and Joyce Phillips who 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 they executed the same voluntarily on the day the same bears date:

Given under my hand and official seal this 17th day of January 2017

My commission Expires: 2-13-19

Jayne Young

Notary Public

2 1
11

NW CORNER
SEC. 25, T-21S, R-1E
SHELBY COUNTY, AL
AXLE FOUND

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S 1°55'33" E 196.64

PARCEL 20-1-12-2-001-020.000

PARCEL 20-1-12-2-001-099.000

REBAR

S 46°44'54" E 123.59

CAP REBAR

S 44°54'48" W 210.00

N 45°51'12" W 210.00

1.01± ACRES

NEWSOME ROAD - 60' R.O.W.

S 45°51'12" E 210.00

N 44°54'48" E 210.00

PARCEL 20-1-12-2-001-099.000

STATE OF ALABAMA
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plot 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 NW Corner of Section 25, Township 21 South, Range 1 East, Shelby County, Alabama; thence S01°55'33"E, a distance of 196.64' to the Northerly R.O.W. line of Newsome Road; thence S46°44'54"E and along said R.O.W. line, a distance of 123.59' to the POINT OF BEGINNING; thence S45°05'12"E and along said R.O.W. line, a distance of 210.00'; thence N44°54'48"E and leaving said R.O.W. line, a distance of 210.00'; thence N45°05'12"W, a distance of 210.00'; thence S44°54'48"W, a distance of 210.00' to the POINT OF BEGINNING.

Said Parcel containing 1.01 acres, more or less.

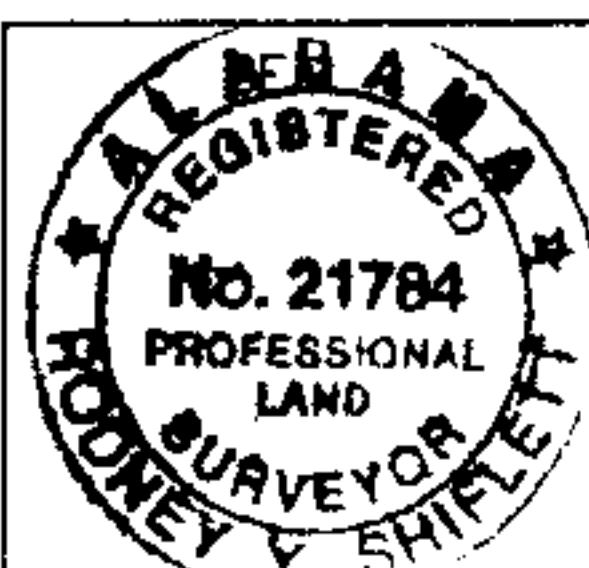
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0451 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

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 January 11, 2017

Rodney Shiflett
Rodney Shiflett Al. Reg. #21784



LEGEND	
○	1/2" REBAR SET
●	IRON PIN FOUND
—	R.O.W.
—	RIGHT-OF-WAY
—	NOT TO SCALE
—	UTILITY POLE
—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
▨	COVERED DECK/PORCH
▩	DECK/PORCH

JOB NO. 16496
DATE 1/11/17 DATE OF FIELD SURVEY 1/9/17
ADDRESS Newsome Road SCALE 1" = 50' (11x17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Raymond Phillips
Mailing Address 17886 Hwy 42
Shelby, AL 35143

Grantee's Name Chris Phillips
Mailing Address 575 Cove Rd.
Wilsonville, AL 35186


Property Address no address
assigned

Date of Sale 1/17/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 4,800

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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
☒ Unattested Karen Melton
(verified by)

Print Christopher Phillips
Sign Christopher Phillips
(Grantor/Grantee/Owner/Agent) circle one