

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:
Christopher Ray Phillips
1063 Newsum Rd
Wilsonville, AL 35786

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLARS AND ZERO CENTS (\$173,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Chris Phillips, a single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Christopher Ray Phillips** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

The purpose of this deed is to correct the grantees name.
\$150,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 9th day of December, 2019.

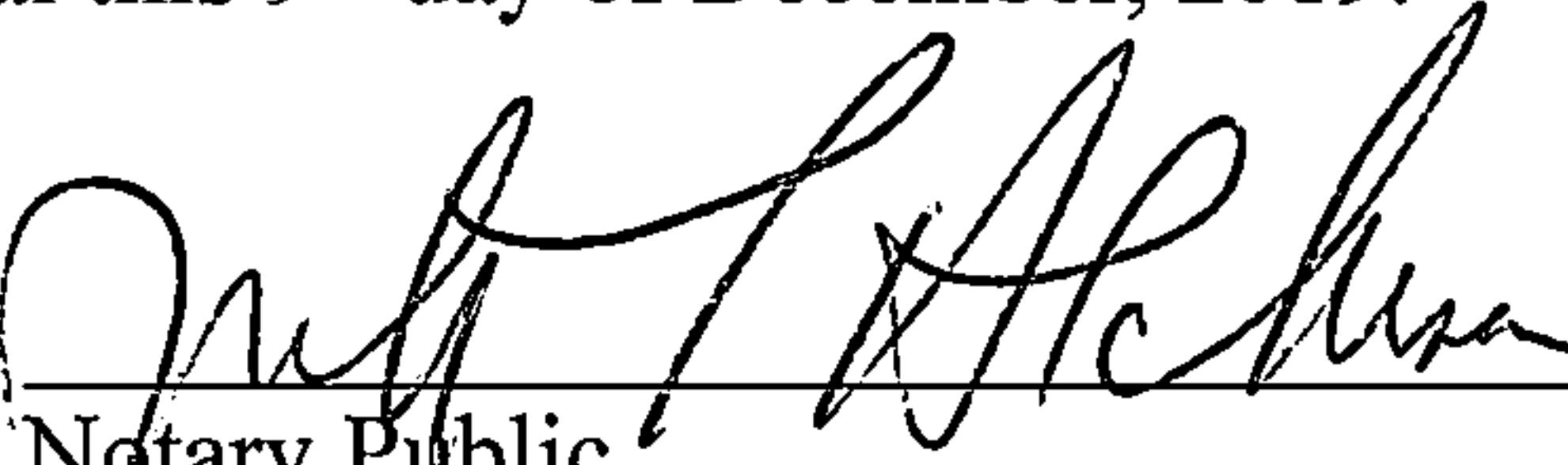


Christopher Ray Phillips

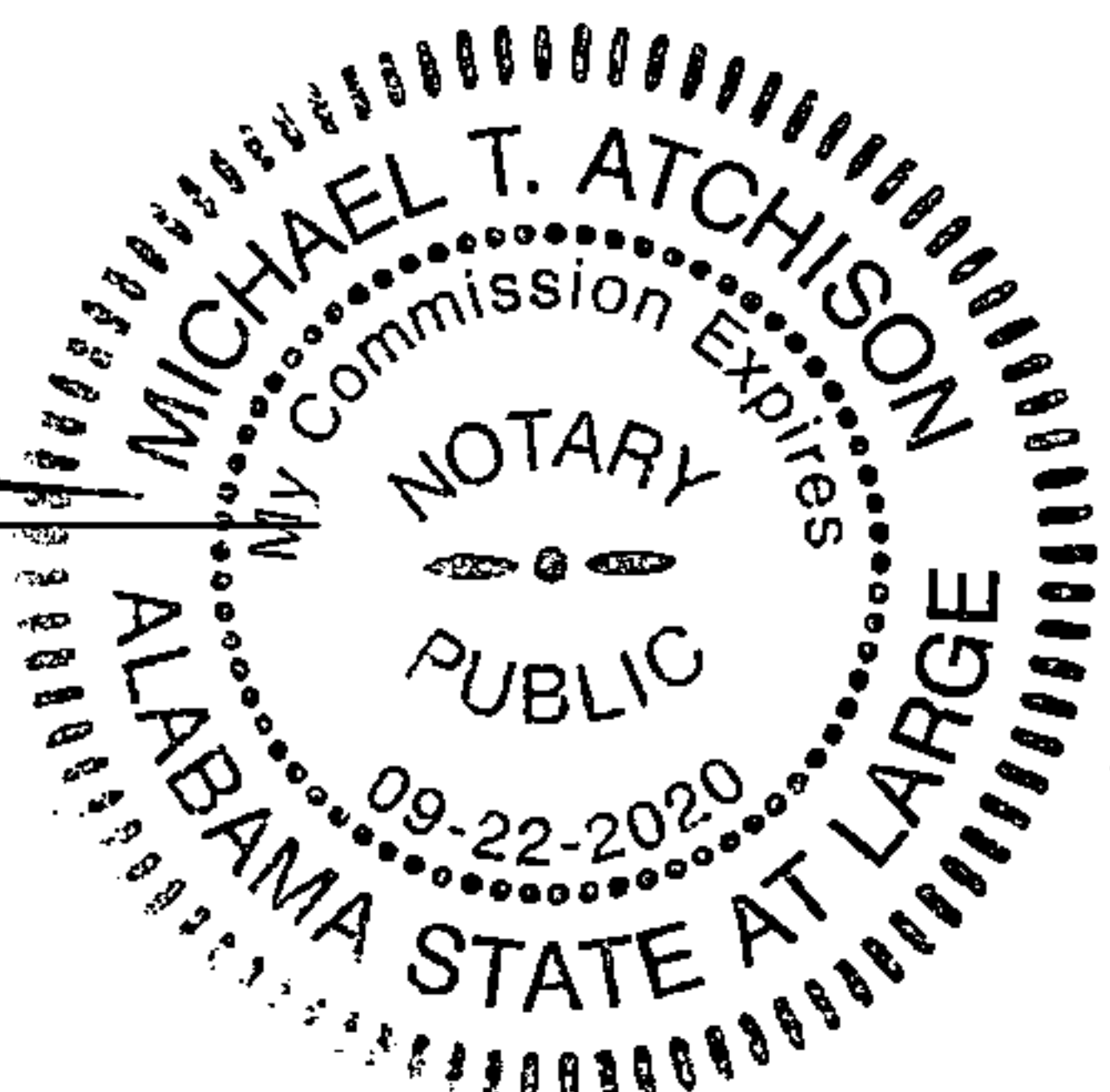
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Christopher Ray 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 9th day of December, 2019.



Notary Public
My Commission Expires: 9/22/2020




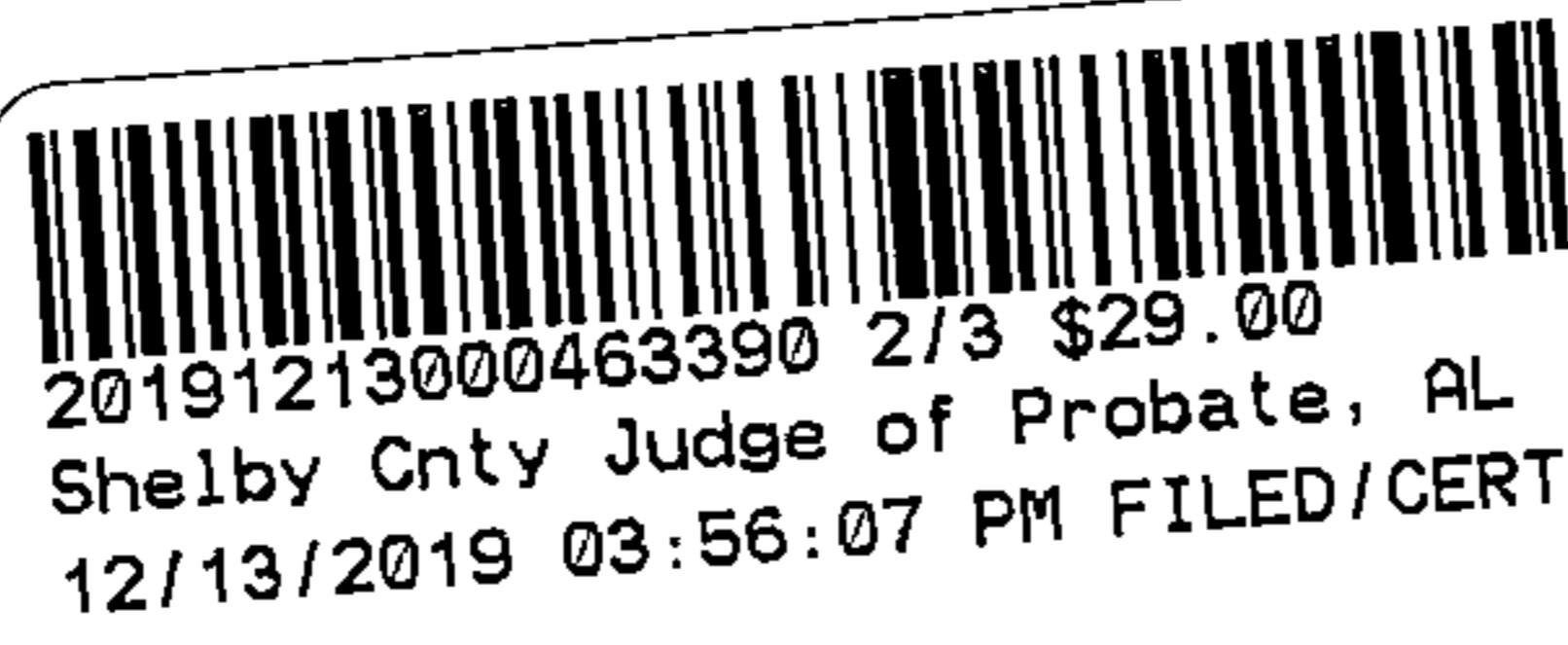

20191213000463390 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/13/2019 03:56:07 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW corner of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 01 degrees 55 minutes 33 seconds East a distance of 196.64 feet to the northerly ROW line of Newsome Road; thence South 46 degrees 44 minutes 54 seconds East and along said ROW line, a distance of 123.59 feet to the point of beginning; thence South 45 degrees 05 minutes 12 seconds East and along said ROW line, a distance of 210.00 feet; thence North 44 degrees 54 minutes 48 seconds East and leaving said ROW line, a distance of 210.00 feet; thence North 45 degrees 05 minutes 12 seconds West a distance of 210.00 feet; thence South 44 degrees 54 minutes 48 seconds West a distance of 210.00 feet, to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Chris Phillips
Mailing Address 1063 Newsum Rd
Wilswilla Rd 35786

Grantee's Name Christopher Ray Phillips
Mailing Address 1063 Newsum Rd
Wilswilla, AL 35786

Property Address 1063 Newsum Rd
Wilswilla AL 35786

Date of Sale 12-9-19
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20191213000463390 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/13/2019 03:56:07 PM FILED/CERT

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 to correct name

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 12-9-19

Print Christopher Ray Phillips

☐ Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1