

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
JOSEPH PHILLIPS  
8958 BUSH AVENUE  
LEEDS, ALABAMA 35094

### WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, TANDRA K. JOHNSON, a married woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JOSEPH PHILLIPS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

#### Parcel I

Commence at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East, thence run west along the South line of said quarter-quarter section 264.10 feet to the POINT OF BEGINNING, thence continue along said course 285.90 feet, thence run 91 degrees 04 minutes right and run 310.00 feet, thence turn 88 degrees 56 minutes right and run 210.00 feet, thence turn 77 degrees 21 minutes right and run 317.15 feet to the POINT OF BEGINNING, being situated in the Northwest quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East, Shelby County, Alabama.

#### Parcel II

Commence at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East, thence run West along the South line of said quarter-quarter section 550.0 feet to the POINT OF BEGINNING, thence continue along said course 100 feet, thence turn 82 degrees 07 minutes right and run 457.75 feet, thence turn 111 degrees 35 minutes right and run 100 feet, thence turn 45 degrees 30 minutes right and run 139.2 feet, thence turn 31 degrees 52 minutes right and run 310.0 feet to the POINT OF BEGINNING.

#### SUBJECT TO:

1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. Restrictive Covenants, if any.

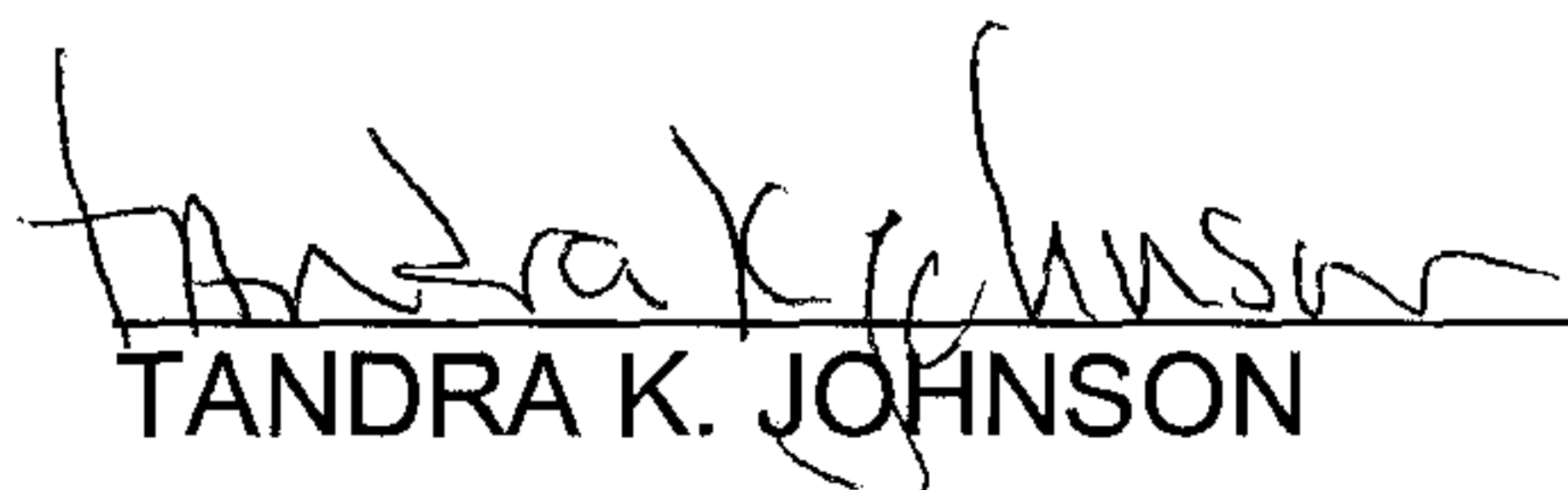
3. Right(s) of Way(s) granted to City of Leeds by instrument(s) recorded in Book 349 Page 16 in the Probate Office.

The hereinabove described real property does not constitute a part of the homestead of the hereinabove named grantor and/or her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

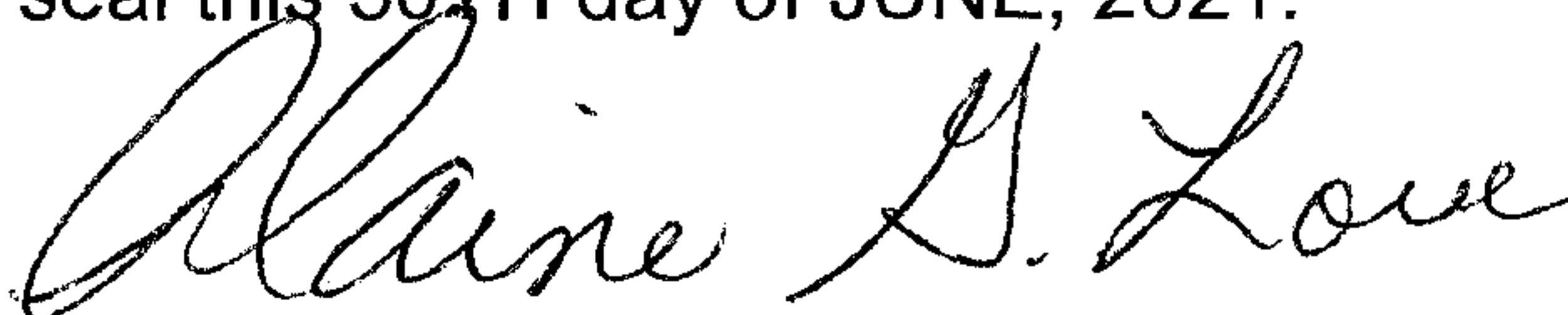
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30TH day of JUNE, 2021.

 (L.S.)  
TANDRA K. JOHNSON

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TANDRA K. JOHNSON, a married woman, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of JUNE, 2021.

  
Notary Public  
My Commission Expires: 10/31/2023

Grantor's Name:  
TANDRA K. JOHNSON  
Mailing Address:  
360 COUPLAND ROAD  
ODENVILLE, ALABAMA 35120

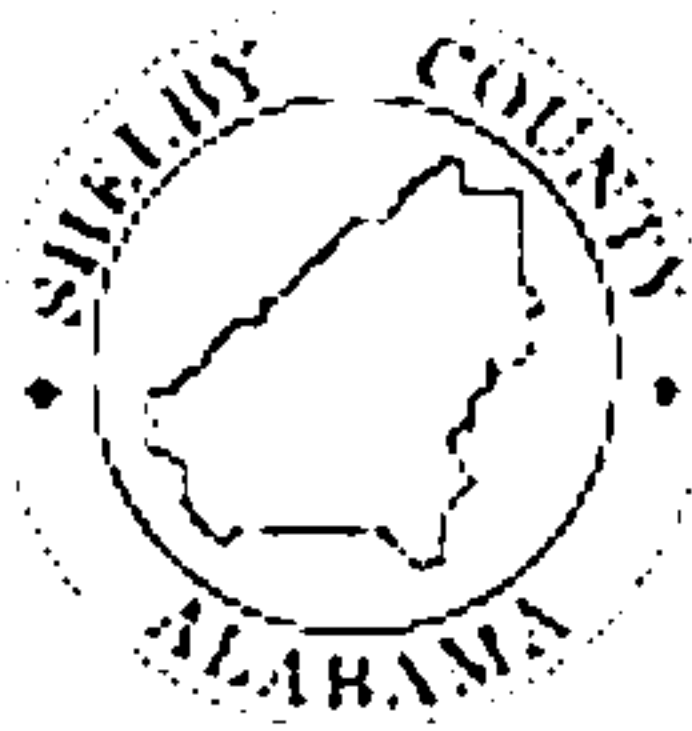
Grantee's name:  
JOSEPH PHILLIPS  
Mailing Address:  
8958 BUSH AVENUE  
LEEDS, ALABAMA 35094

Property Address:  
8958 Bush Avenue  
Leeds, AL 35094

Date of Sale: JUNE 30TH, 2021  
Total Purchase Price: \$60,000.00  
or  
Actual Value  
or  
Assessor's Market Value

- Bill of Sale
- Sales Contract
- Closing Statement

- Front of Foreclosure Deed
- Appraisal
- Other \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2021 10:05:06 AM  
\$88.00 CHERRY  
20210702000322020

*Allen S. Bevil*