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04/21/2022 03:10:18 PM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Irby Home Buyers, LLC
1 Saint Louis Street
Suite 3400
Mobile, AL 36602

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Three Thousand Dollars and No Cents (\$163,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Kenneth W. Phillips, an unmarried man (herein referred to as Grantor, whether one or more), 109 Broken Arrow Early, TX 76802 grant, bargain, sell and convey unto Irby Home Buyers, LLC, limited liability company (herein referred to as Grantee, whether one or more), 1 Saint Louis St, Ste 3400, Mobile, AL 36602 the following described real estate situated in Shelby County, Alabama, to wit:

7655 Highway 47 Shelby, AL 35143

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 89°50'30" EAST FOR 22.68 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE LEAVING SAID ROAD, RUN NORTH 89°54'48" EAST FOR 67.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, RUN NORTH 89°54'48" EAST FOR 214.67 FEET; THENCE RUN SOUTH 89°55'19" EAST FOR 267.07 FEET; THENCE RUN SOUTH 34°45'50" WEST FOR 401.10 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE ALONG SAID ROAD, RUN NORTH 44°10'14" WEST FOR 431.30 FEET; THENCE LEAVING SAID ROAD, RUN NORTH 66°58'22" EAST FOR 51.60 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY DATED 8/26/2011 BY MICHAEL G. MOATES, ALABAMA LICENSE NUMBER 19262.

Subject to: All easements, restrictions 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 Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 14th day of April, 2022.

Kenneth W. Phillips
Kenneth W. Phillips

State of Texas
County of Brown

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Kenneth W. Phillips is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of April, 2022.

Kristi Benton
Notary Public, State of Texas
Kristi Benton
Printed Name of Notary
My Commission Expires: 1-4-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2022 03:10:18 PM
\$188.00 JOANN
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Allie S. Bayl