

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Stephen W. Kemp
130 Jordan Lane
Helena, AL 35080



20130905000360740 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
09/05/2013 10:39:02 AM FILED/CERT

WARRANTY DEED

STATE OF New York
Ontario COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty one thousand, four hundred and 00/100(\$41,400.00) DOLLARS (of which amount \$24,750.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Billy Milford Phillips, by Brandon Miles Phillips, Personal Representative (herein referred to as grantors) do grant, bargain, sell and convey unto Stephen W. Kemp (herein referred to as GRANTEE) the following described real estate situated in JEFFERSON County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of NE 1/4 of Section 8, Township 21 South, Range 4 West and run Westerly along North line of said 1/4-1/4 section a distance of 3330 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 1103.92 feet to point of beginning; thence turn right an angle of 76 degrees 07 minutes for a distance of 207.14 feet; thence turn an angle left of 75 degrees 26 minutes for a distance of 166.10 feet; thence turn an angle left of 87 degrees 56 minutes 30 seconds for a distance of 199.30 feet; thence turn an angle left of 91 degrees 23 minutes 15 seconds for a distance of 220.78 feet to point of beginning. Lying and being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 20th, 2013.

WITNESS:

J. Schmitter (SEAL)

[Signature] (SEAL) *personal representative.*
Estate of Billy Milford Phillips,
Brandon Miles Phillips, Personal Representative

STATE OF New York
Ontario COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon Miles Phillips, whose name as Personal Representative of The Estate of Billy Milford Phillips, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said estate.

Given under my hand and official seal on August 20th, 2013.

[Signature]
NOTARY PUBLIC

My commission expires: May 15, 2014

Kate E. Decker
Notary Public, State of New York
Reg. No. 01DE6141307
Qualified in Yates County
Commission Expires May 15, 20 14

Shelby County, AL 09/05/2013
State of Alabama
Deed Tax: \$17.00

Real Estate Sales Validation Form

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

Grantor's name: Estate of Billy Milford Phillips
Mailing address: Mailing address: 130 Jordan Lane, Helena, AL
Property address:
130 Jordan Lane, Helena, AL

Grantee's name: Stephen W. Kemp
Date of Sale: August 23, 2013
Total Purchase Price \$41,400.00
or
Actual value \$
or
Assessors 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
 Sales contract
 Closing statement
 Appraisal
Other _____

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: August 23, 2013

Print name: Estate of Billy Milford Phillips

Unattested _____
(Verified by)

Sign:  personal representative.
(Brandon Miles Phillips, Personal Rep.)

