

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) **Barbara P. Files**

(Address) **James H. Files**

12219 Pebblebrook Dr.

Houston TX 77024

Warranty Deed With Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY THREE THOUSAND TWO HUNDRED FIFTY and 00/100 (\$73,250.00) DOLLARS** to the undersigned grantor, **PHAGAN ENTERPRISES, LLC, an Alabama Limited Liability Company** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **Barbara P. Files, James H. Files and Glenda C. Moore** (herein referred to as GRANTEES), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Commence at the Southwest corner of SW 1/4 of NE 1/4, Section 21, Township 22, Range 3 West and run thence East along the south line of said 1/4 - 1/4 section line a distance of 322.54 feet; thence turn an angle of 90 degrees 15 minutes to the left and run North 311.25 feet to point of beginning; thence continue in the same direction North a distance of 90.25 feet to the South line of Mitchell Street; thence turn an angle of 90 degrees to the left and run westerly along the South line of Mitchell Street a distance of 75.0 feet; thence turn an angle of 90 degrees to the left and run 98.55 feet; thence turn an angle of 96 degrees 19 minutes to the left and run in an easterly direction 75.40 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for the year 2014 and subsequent years.**
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- Permit to Alabama Power Company recorded in Deed Book 119, Page 596.**
- Easement to City of Montevallo recorded in Inst. No. 2008-42775.**
- Sewer Easement to Montevallo recorded in Deed Book 219, Page 440.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid,

Shelby County, AL 07/14/2014
State of Alabama
Deed Tax: \$73.50


20140714000213480 1/3 \$94.50
Shelby Cnty Judge of Probate, AL
07/14/2014 02:06:28 PM FILED/CERT

and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by and through Pamela Brown Phagan, Grantor's Manager, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11 day of July, 2014.

Phagan Enterprises, LLC

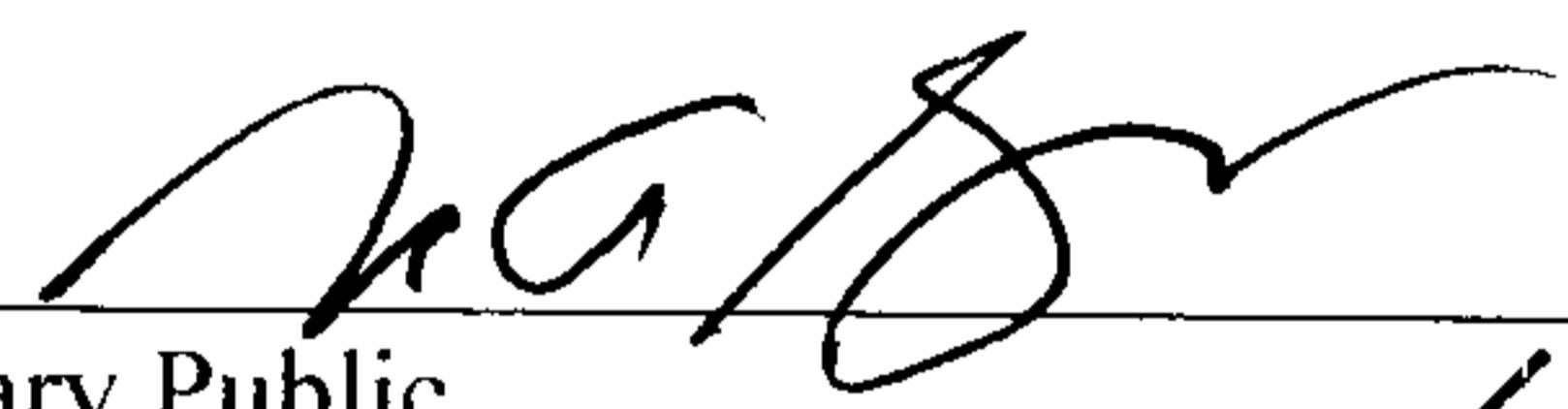


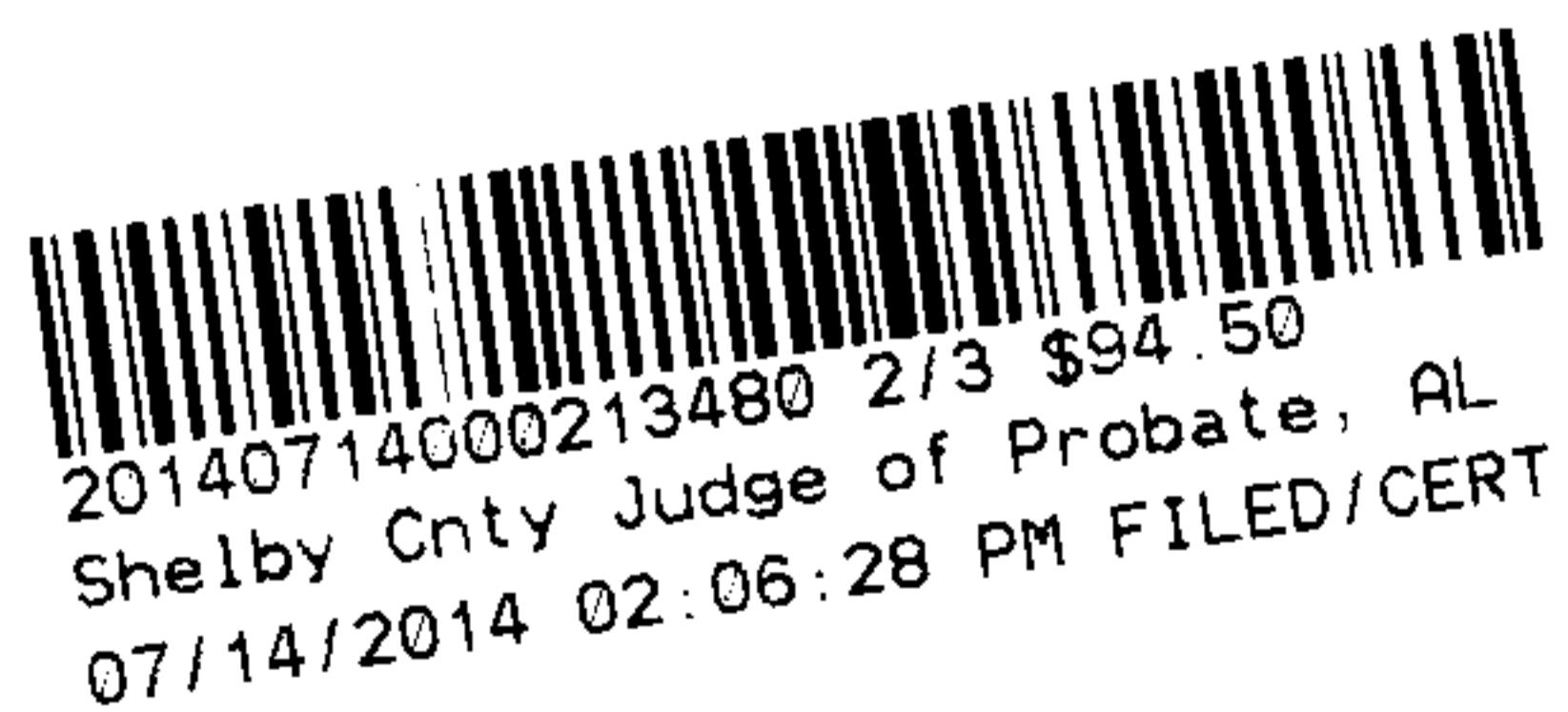
By: Pamela Brown Phagan
Its: Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Pamela Brown Phagan**, whose name as **Manager of Phagan Enterprises, LLC**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Grantor.

Given under my hand and official seal, this the 11 day of July, 2014.



Notary Public
My Commission Expires: 07/31/17

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Phagan Enterprises, LLC
601 Oakline Dr.
Mailing Address Hoover AL 35226

Grantee's Name James H. and Barbara P. Files
and Glenda C. Moore
Mailing Address 12219 Pebblebrook Dr.
Houston TX 77024

Property Address 150 Mitchell Street
Montevallo AL 35115

Date of Sale 7-11-14
Total Purchase Price \$ 73,250.00
Or
Actual Value \$ _____
Or
Assessor's Market 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)

Settlement Statement
 Sales Contract

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 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).

Print Mitchell A. Spears, Attorney at Law

Sign MAS

