

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED


20150121000021970 1/4 \$27.50
Shelby Cnty Judge of Probate, AL
01/21/2015 12:23:42 PM FILED/CERT

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Thousand Dollars and NO/100 (\$3,000.00 and NO/100) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife, Maurine Miller referred to as Grantors, in hand paid by Christopher Scott, a Married man and Kristy Ann Phillips, a Married woman herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to any existing right of ways or easements.

This conveyance is prepared without the benefit of title search on the part of the preparer.

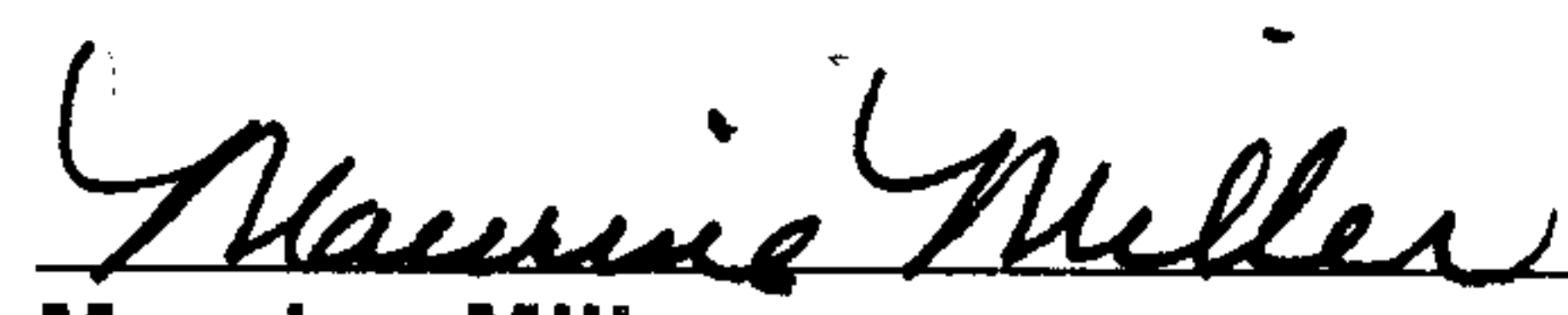
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 30th day of May, 2012.


Harold Miller


Maurine Miller

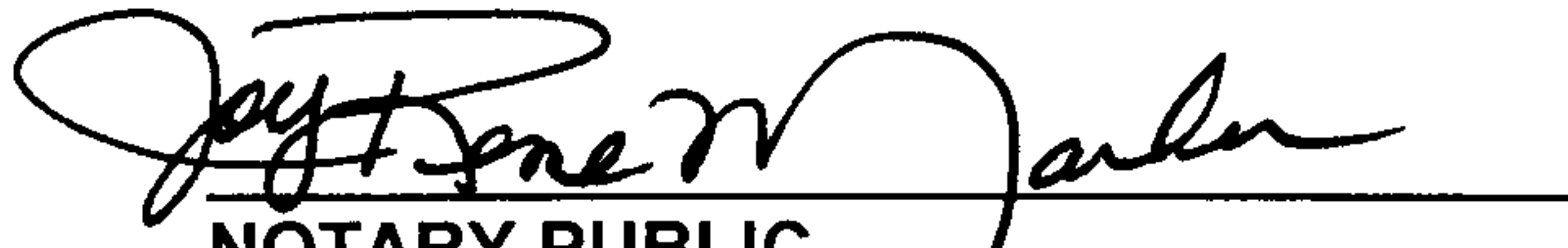
Shelby County, AL 01/21/2015
State of Alabama
Deed Tax: \$4.50

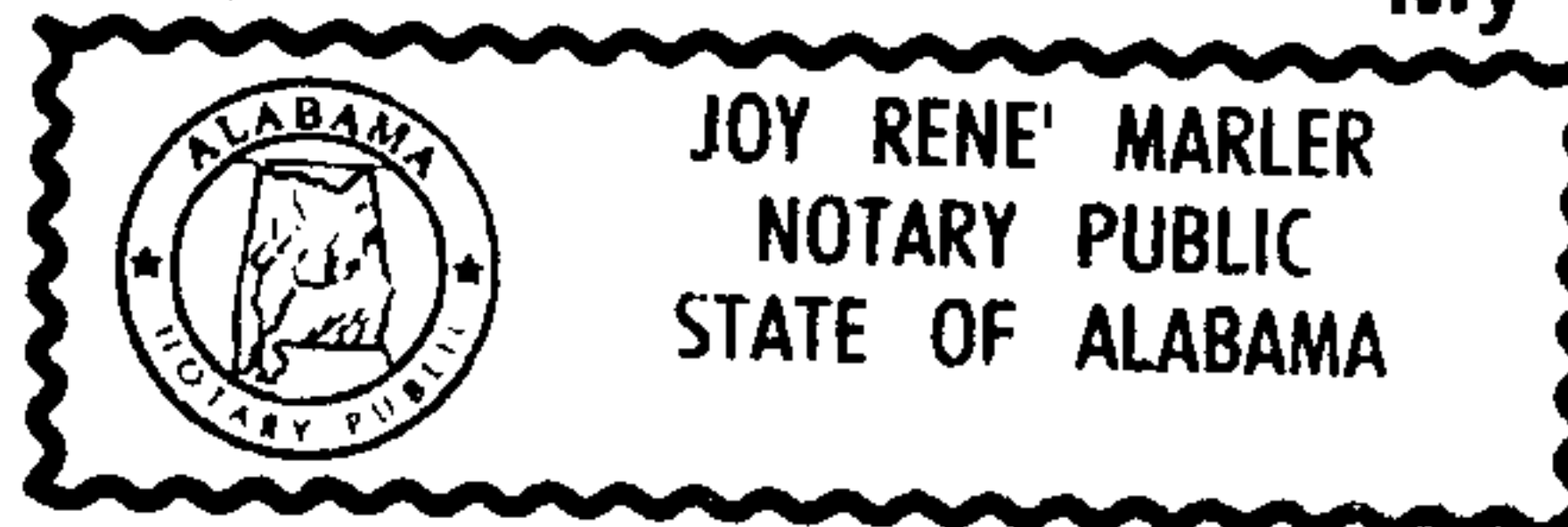
STATE OF ALABAMA,
SHELBY COUNTY.

20150121000021970 2/4 \$27.50
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I, the undersigned authority, in and for said County, in said State, hereby certify that, Harold Miller and wife Maurine Miller, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of May, 2012.


NOTARY PUBLIC
My Commission Expires:



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 20, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This document prepared by:

Gregory S. Graham, P.C.
File #C212-0413
P. O. Drawer 307
Childersburg, AL 35044

Please Send Tax Notice To:
Christopher Scott & Kristy Ann Phillips

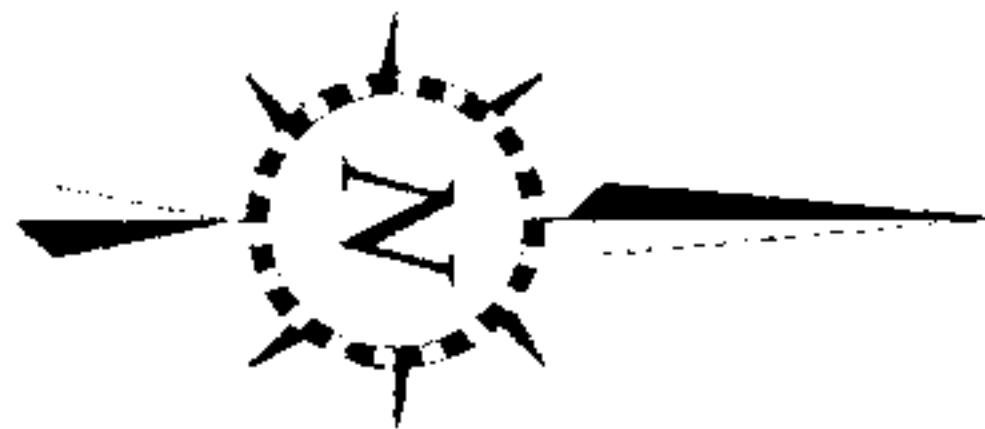
EXHIBIT "A" LEGAL DESCRIPTION

C:\Users\Jason\Documents\Bailey Land Group\Project\2012\12031 Autumn Drive Vincent AL\CADD\12031.dwg Mar 22, 2012 - 2:58pm Jason

POC (1/2" REBAR FOUND)
NW CORNER OF THE
SE 1/4 OF THE SE 1/4
OF SECTION 4,
T19S-R2E
SHELBY COUNTY, AL.

RALPH MITCHELL, JR.
PAR # 07-2-04-0-001-009.014
INST # 1994-27589

AUTUMN DRIVE (60' ROW)



CHRISTOPHER PHILLIPS
PAR # 07-2-04-0-001-009.012
INST # 2001-29798

3" CAPPED REBAR SET
(BAILEY CA 899LS)

N90° 00' 00"E
329.96'

S0° 09' 37"E
53.47'

N88° 52' 32"E
165.07'

PAR # 07-2-04-0-001-009.013
20410 SQ FT
0.47 ACRES

CHAINLINK FENCE IS
6.7' INSIDE BOUNDARY
LINE

CHAINLINK FENCE IS
4.3' INSIDE BOUNDARY
LINE

S88° 51' 34"W
165.04'

3" CAPPED REBAR SET
(BAILEY CA 899LS)

CRYSTAL PATTERSON
PAR # 07-2-04-0-001-009.014
INST # 2010-08300

STEEPLECHASE LANE

3" CAPPED REBAR SET
(BAILEY CA 899LS)

DAVID A. & HAZEL S. MILLER
PAR # 07-2-04-0-001-009.004
INST # 1999-52109

S88° 53' 16"W
165.13'

3" CAPPED REBAR FOUND

LEGAL DESCRIPTION:
A parcel of land located in the SE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90° 00' 00"E for 329.96'; thence S0° 09' 37"E for 53.47' to a 5/8" capped rebar set (Bailey CA 899LS) on the Southerly right-of-way boundary of Autumn Drive (ROW 60'), and the point of beginning; thence N88° 52' 32"E along said right-of-way for 165.07' to a 5/8" capped rebar set (Bailey CA 899LS) in the center of a gravel road (Steeplechase Lane); thence leaving said road S0° 08' 44"E for 123.65' to a 5/8" capped rebar set (Bailey CA 899LS); thence S88° 51' 34"W for 165.04' to a 5/8" capped rebar set (Bailey CA 899LS); thence N0° 09' 37"W for 123.70' to the point of beginning, containing 0.47 acres +/-.

NOTES:

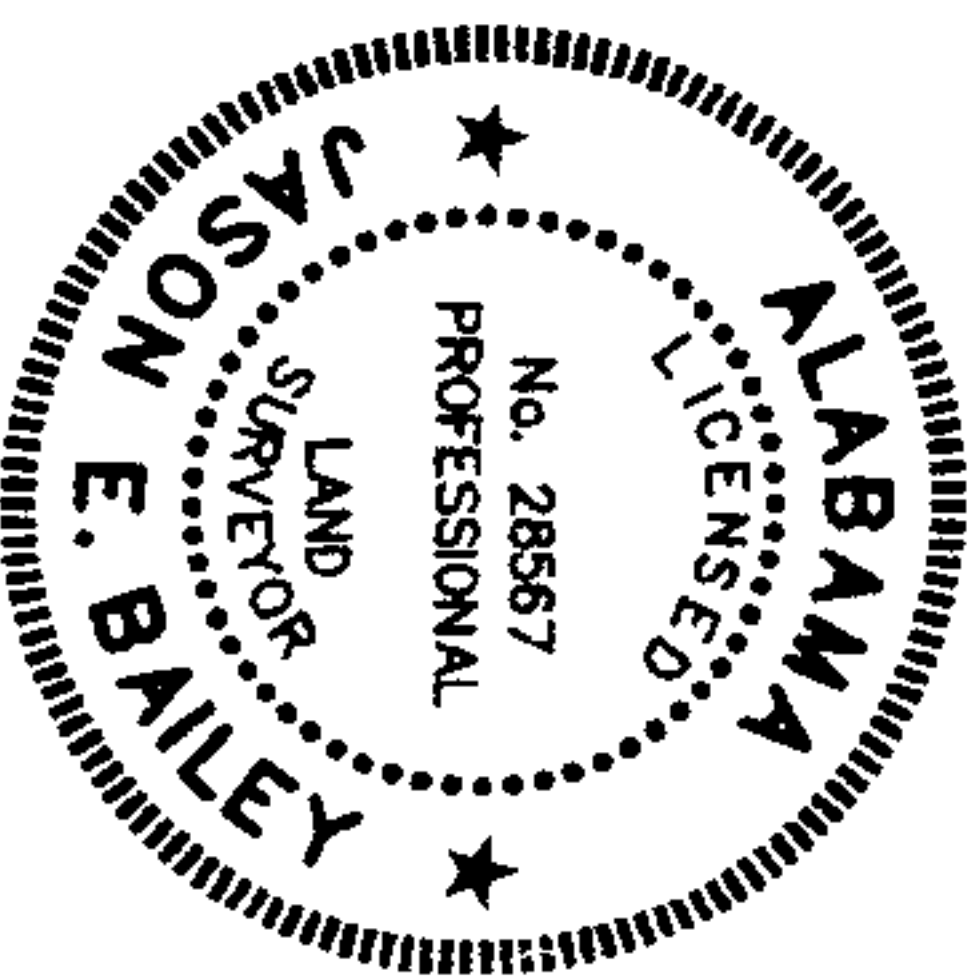
1. Field work for this survey was completed on 3-16-12.
2. All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. No underground utilities were located as a part of this survey.
4. The bearing base for this survey is based on Alabama State Plane Coordinates (West Zone) as determined by RTK GPS observations with correction provided by the AL DOT VRS CORS network.
5. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the Town of Vincent, Shelby County, Alabama (community panel 010292), map number 01117C0141D, effective date September 29, 2006, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

Jason E. Bailey

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 3-22-12



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

2170 CLEARBROOK ROAD, SUITE 206
HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com

CA: 899LS

PROJECT AUTUMN DRIVE VINCENT, ALABAMA			
CLIENT HAROLD MILLER VINCENT, ALABAMA			
TITLE PROPERTY BOUNDARY SURVEY			
DRAWN BY TLM	CHECKED BY JEB	SCALE 1:40	DATE 3-22-12



BIG PROJECT NO.
12.031

CLIENT/ARCHITECT PROJECT NO.

SHEET NO.

S-01

PLAN NOT VALID WITHOUT SEAL & SIGNATURE



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Harold A. Miller
425 Hwy 46
Vincent AL 35778

Grantee's Name
Mailing Address

Christopher & Kristy Phillips
230 Autumn Dr
Vincent AL
35778

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

4,330

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 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

1/21/15

Print

Kristy Phillips

Sign

Kristy Phillips

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1