

This instrument was prepared by:

Send Tax notice to:

Robert E. Kirby, Jr.  
The Kirby Law Firm  
2127 – 14<sup>th</sup> Avenue S  
Birmingham, AL 35205

Phillip Zachary Edwards  
270 Country Hills Road  
Montevallo, AL 35115

**WARRANTY DEED**


**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$50.00 and other consideration to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, TAMMY MICHELE EDWARDS, a married woman, (herein referred to as grantor) so grants, bargains, sells and conveys unto:

PHILLIP ZACHARY EDWARDS (herein referred to as grantee) in fee simple and to his heirs and assigns; the following described real estate situated in SHELBY county, Alabama to-wit:

Begin at the NW comer of fractional §27, Twp 22S, R3W; thence run E along the N line of aforesaid §27 1864.37 feet; thence turn 125°30'12" right and run 275.05 feet to an iron; thence turn 183°30'57" right and run 53 .63 feet to an iron pin, being the point of beginning: Thence continue on the same line 212.33 feet to an iron; thence turn 184°28'32" right and run 164.04 feet to a point of intersection with the Freeman Line and the N line of fractional §2, Twp 24N, R12E; thence continue on the same line 307.01 feet to an iron, such iron being the northwesterly corner of the Betty Wyatt lot as shown on the Tax Assessor's records as parcel 36-1-02-0-001-4.004 and recorded in Deed Book 353, page 515 and in Deed Book 354, page 625; thence tum left and run 186.93 feet to the W right of way of Industrial Park Road; thence tum left and run northeasterly along the right of way of Industrial Park Road 505.64 feet to the beginning of a 65 foot radius; thence run 63.51 feet along said radius to the beginning of a cul de sac; thence run along the W side of the cul de sac 103 feet to an iron pin; thence turn left and run 10.56 feet to the point of beginning. Less easements containing ±1.46 acres.

  
20150323000090630 1/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
03/23/2015 01:48:46 PM FILED/CERT

Less and except a strip 5 feet in width around the S, W and N sides thereof, and circumscribing the conveyed property except for its frontage on Industrial Park Road.

**TO HAVE AND TO HOLD** to the said GRANTEE in fee simple, and to his heirs and assigns.

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 GRANTEES, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 23 day of March, 2015.


**WITNESS**

Debbie McCall (Seal)

Tammy M. Edwards  
Tammy M. Edwards

Dawn M. [unclear] (Seal)

**General Acknowledgment**

  
20150323000090630 2/3 \$46.00  
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**STATE OF ALABAMA  
SHELBY COUNTY**

I, Sharon Anderson, a Notary Public in and for said County, in said State, hereby certify that **TAMMY MICHELLE EDWARDS**, 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 foregoing conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of March  
A.D., 2015

**MY COMMISSION EXPIRES FEBRUARY 17, 2019**

My commission Expires:

Sharon Anderson  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name Tommy M. Edwards  
Mailing Address 270 Country Hills Rd  
Montevallo, AL 35115

Grantee's Name Phillip Zachary Edwards  
Mailing Address 270 Country Hills Rd  
Montevallo, AL 35115

Property Address No addressee assigned

Date of Sale 3/23/15  
Total Purchase Price \$



20150323000090630 3/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
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or  
Actual Value \$

or  
Assessor's Market Value \$ 25,760

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 3/23/15

Print Tommy M. Edwards

☐ Unattested

Sign Tommy M. Edwards

(verified by)

(Grantor/Grantee/Owner/Agent) circle one