

This Instrument was Prepared by:
Jennifer L. Phillips Meador
311 Spring Hill Woods Drive W
Mobile, AL 36608

Send Tax Notice To: Theresa T. Phillips
John Phillips
202 Hidden Creek Parkway
Pelham, AL 35124

WARRANTY DEED

State of Alabama

Shelby County

) Know All Men by These Presents.

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Jennifer L. Phillips Meador, a married woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Theresa T. Phillips and John Phillips** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 197, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

Property does not constitute the homestead of the grantor nor her spouse.

Jennifer L. Phillips Meador, the grantor herein and Jennifer L. Phillips, the grantee in Deed Instrument Number 20070522000236650, Recorded May 22, 2007 in the Office of The Judge of Probate, Shelby County, Alabama are one and the same person.

\$122,735.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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 served 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hands and seals this 29th day of July, 2015.

x Jennifer L. Phillips Meador 7-29-2015
Jennifer L. Phillips Meador

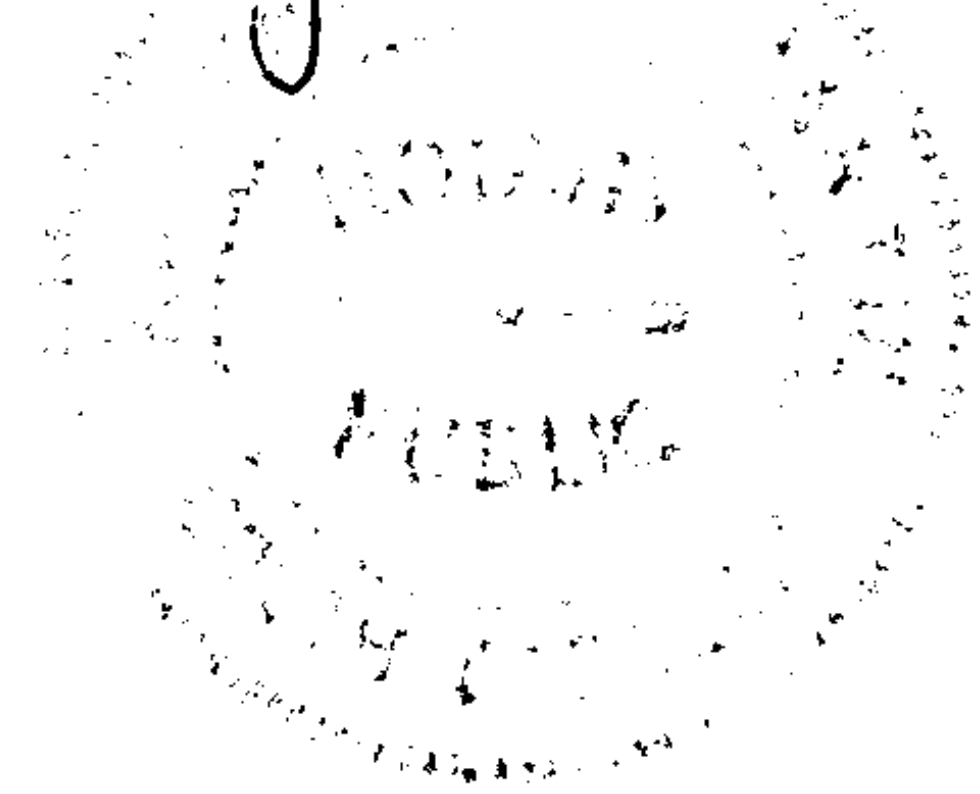
State of South Carolina, General Acknowledgment
County Charleston

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Jennifer L. Phillips Meador, a married woman** whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of July, 2015.

My Commission Expires: 10/21/2021

Kimberly A. Marks
Notary Public



17
2
1902

20150806000271040 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
08/06/2015 11:53:12 AM FILED/CERT

Shelby County, AL 08/06/2015
State of Alabama
Deed Tax: \$2.50

Real Estate Sales Validation Form

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

Grantor's Name Jennifer L. Phillips Meador
Mailing Address 311 Spring Hill Woods Drive West
Mobile, AL 36608

Grantee's Name Theresa T. Phillips
Mailing Address 202 Hidden Creek Parkway
Pelham, AL 35124

Property Address 202 Hidden Creek Parkway
Pelham, AL 35124

Date of Sale July 30, 2015
Total Purchase Price \$125,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other


20150806000271040 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
08/06/2015 11:53:12 AM FILED/CERT

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 of 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 July 31, 2015

Print Jessica C Pugh

Unattested

Sign Jessica C Pugh

(verified by)

(Grantor/Grantee/Owner/Agent) circle one