

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Robert and Amanda Phillips
PO Box 537
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of TWENTY THOUSAND and 00/100 Dollars (\$20,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Robert F. Hendon, a single individual, and Jill Hendon, a single individual, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Keith Phillips and Amanda M. Phillips, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 231, according to the Survey of Long Branch Estates Phase II -Final Plat, as recorded in Map Book 36, Pages 93 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

All Property south of the white painted line of Lot 231, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93 A & B, in the Probate Office of Shelby County, Alabama.

The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake by Quit Claim Deed recorded in Instrument # 20100301000059640, in the Probate Office of Shelby County, Alabama.

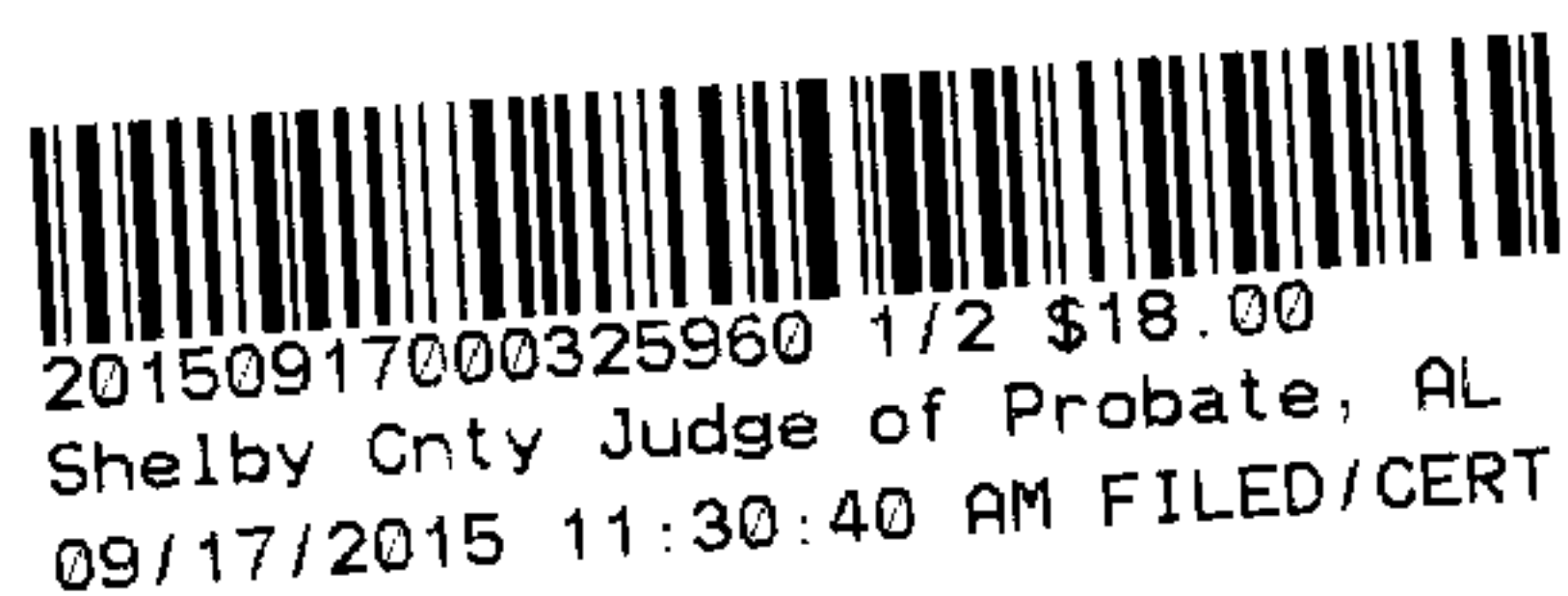
Subject to: (1) Ad valorem taxes due and payable October 1, 2015 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

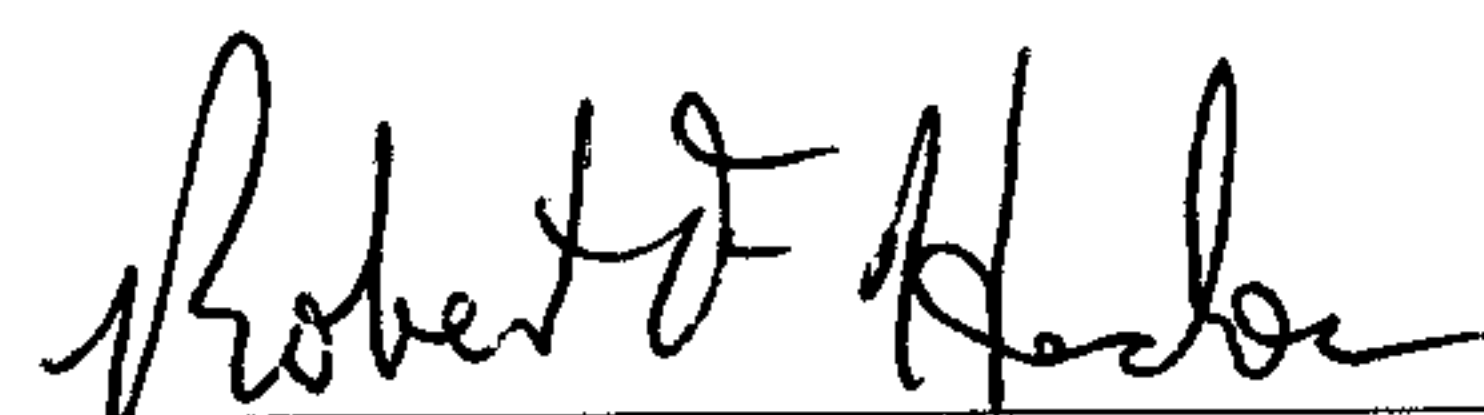
\$19,304.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

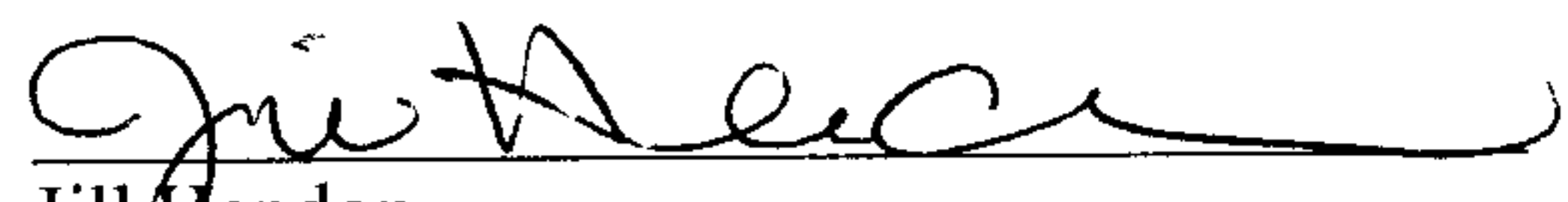
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for 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 are free from all encumbrances unless otherwise noted above; 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 11th day of September, 2015.




Robert F. Hendon


Jill Hendon

Shelby County, AL 09/17/2015
State of Alabama
Deed Tax: \$1.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert F. Hendon and Jill Hendon, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 11th day of September, 2015.


NOTARY PUBLIC
My Commission Expires: 8-25-19

Real Estate Sales Validation Form

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

Grantor's Name Robert F Hendrix
Mailing Address 311 Hendrix
10 Southern Hills Pkwy
Calera, AL 35040

Grantee's Name Keith Phillips
Mailing Address Amenda M Phillips
PO Box 537
Calera, AL 35040

Property Address 3016 Long Branch Dr
Calera, AL 35040

Date of Sale 9-11-15
Total Purchase Price \$ 20,000.00



20150917000325960 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/17/2015 11:30:40 AM FILED/CERT

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

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 9-11-15

Print Gregory D Harrelson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1