This instrument was prepared by: Ellis, Head, Owens & Justice P O Box 587 Columbiana, AL 35051

Send Tax Notice to: Chandal Phillips 100 Beacon Drive Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE and NO/00 DOLLARS (\$1.00), and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Ashley P. Phillips, a married man, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Chandal Phillips (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, and acreage, as recorded in Map Book 38, Page 75A and 75B, in the Probate Office of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD FOR THE GRANTOR OR HIS SPOUSE.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of September, 2015. MMJ AMINN

Ashley P. Phillips

## STATE OF ALABAMA **COUNTY OF SHELBY**

Zommission Expires: 7

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ashley P. Phillips, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10% day of September, 2015.

**Notary Public** 

Shelby County, AL 09/29/2015 State of Alabama Deed Tax: \$35.00

Shelby Crity Judge of Probate, AL

09/29/2015 03:33:54 PM FILED/CERT

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: Ashley P. Phillips  Mailing Address: 100 Beacon Drive  Columbiana, AL 35051	Grantee's Name Chandal Phillips  Mailing Address 2494 Highway 71  She1by, AL 35143
Property Address Lot 40, Bulley Creek	Date of Sale
	Total Purchase Price \$
	or Actual Value \$
	or Assessor's Market Value \$_35,500.00
The purchase price or actual value claimed on toon one) (Recordation of documentary evidence is a	his form can be verified in the following documentary evidence: (check not required)
Bill of Sale	Appraisal
Sales ContractClosing Statement	x_Other - Shelby County Tax Assessor
If the conveyance document presented for record of this form is not required.	rdation contains all of the required information referenced above, the filing
	Instructions
	f the person or persons conveying interest to property and their current mailing address.
	f the person or persons to whom interest to property is being conveyed.
Property address -the physical address of the property bei	
Date of Sale - the date on which interest to the property was Total purchase price - the total amount paid for the purchase record.	ase of the property, both real and personal, being conveyed by the instrument offered for
Actual value - if the property is not being sold, the true varied record. This may be evidenced by an appraisal conducted	alue of the property, both real and personal, being conveyed by the instrument offered for by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, determined by the local official charged with the responsipenalized pursuant to Code of Alabama 1975§ 40-22-1 (h	, the current estimate of fair market value, excluding current use valuation, of the property as ibility of valuing property for property tax purposes will be used and the taxpayer will be in).
I attest, to the best of my knowledge and belief that the instatements claimed on this form may result in the imposit	nformation contained in this document is true and accurate. I further understand that any false tion of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).
Date $\frac{9/10/15}{\text{Sign}}$ $\times \text{Sign}_{G}$	January January Agent) circle one  Ashlan P. Phillips
Unattested	(Verified by)

Form RT-1

20150929000340600 2/2 \$52.00 20150929000340600 2/2 \$52.00 Shelby Cnty Judge of Probate, AL 09/29/2015 03:33:54 PM FILED/CERT