

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.

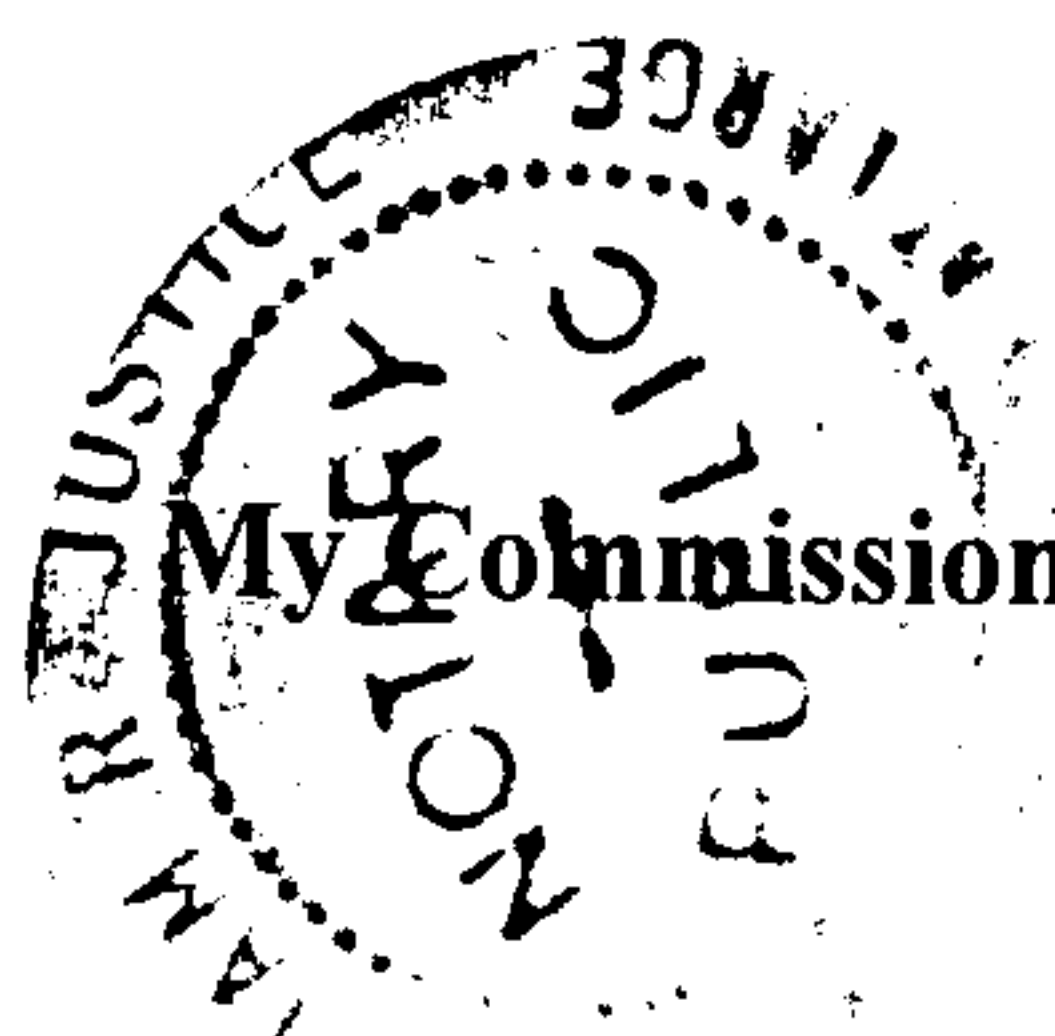
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of September, 2015.


Ashley P. Phillips

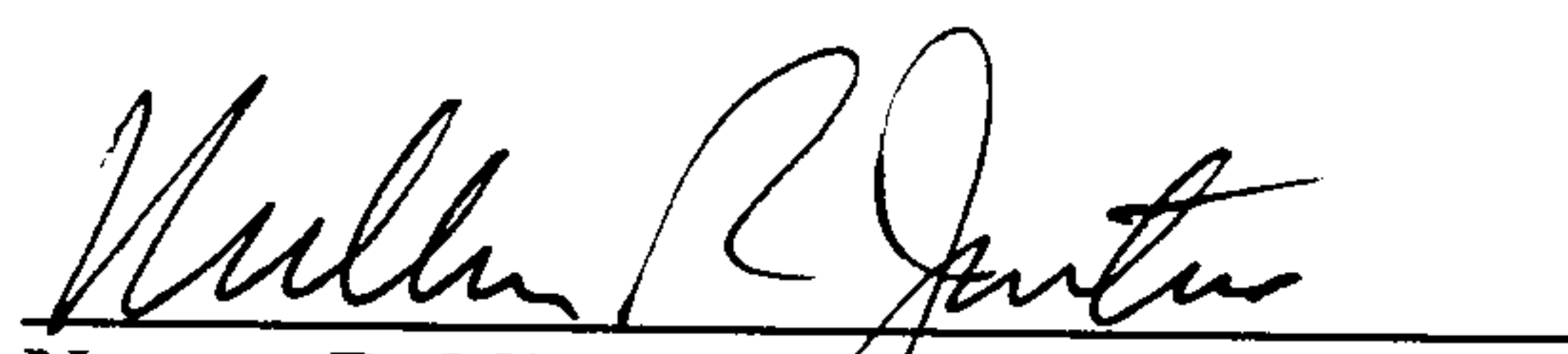
STATE OF ALABAMA
COUNTY OF SHELBY

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 10th day of September, 2015.



My Commission Expires: 9/12/15


Notary Public

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


20150929000340600 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
09/29/2015 03:33:54 PM FILED/CERT

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

Grantee's Name Chandal Phillips
Mailing Address 2494 Highway 71
Shelby, AL 35143

Date of Sale 9/10/15

or

or

 Appraisal
x Other - Shelby County Tax Assessor

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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