

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: David Scott Phillips
189 Lenox Drive, Birmingham, AL 35242

Know all men by these presents:

That in consideration of Two Hundred Forty Thousand and No/100 Dollars (\$240,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Charles W. Allison, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: David Scott Phillips (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, Page 157, in the Probate Office of Shelby County, Alabama.

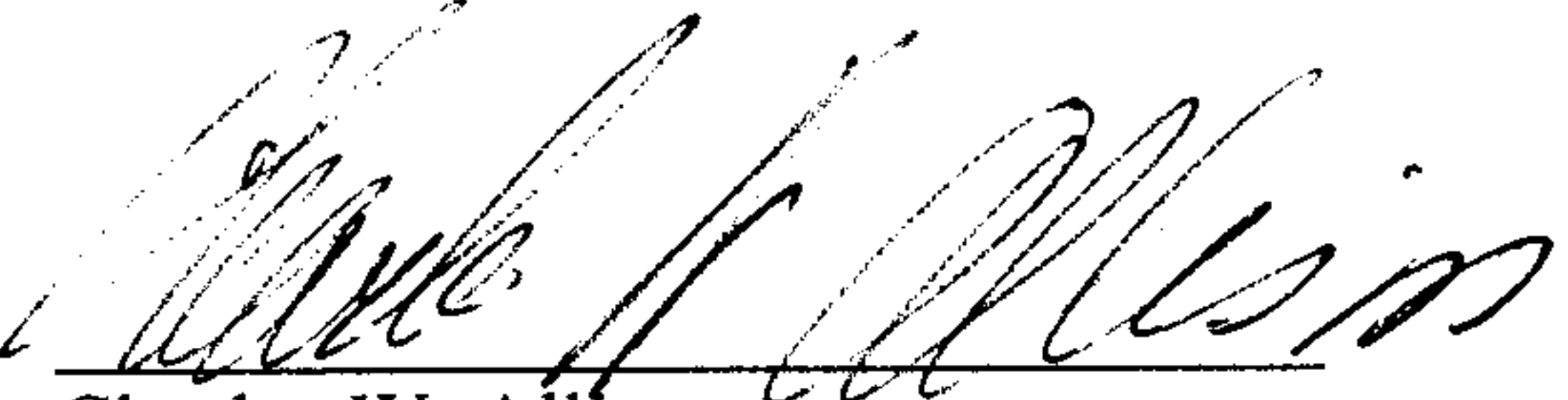
Subject to Easements, Restrictions and Rights of record.

\$228,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously.

Charles W. Allison is the surviving Grantee of that certain Warranty Deed filed 05-09-1996 in Inst. #1996-15329, Martha B. Allison having died on or about May 26, 2011.

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, 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 I/We have hereunto set my/our hand(s) and seal(s), this 28th day of September, 2015.


Charles W. Allison

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Charles W. Allison, an unmarried man, whose name(s)is/are signed to the foregoing conveyance, and who is/are 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.

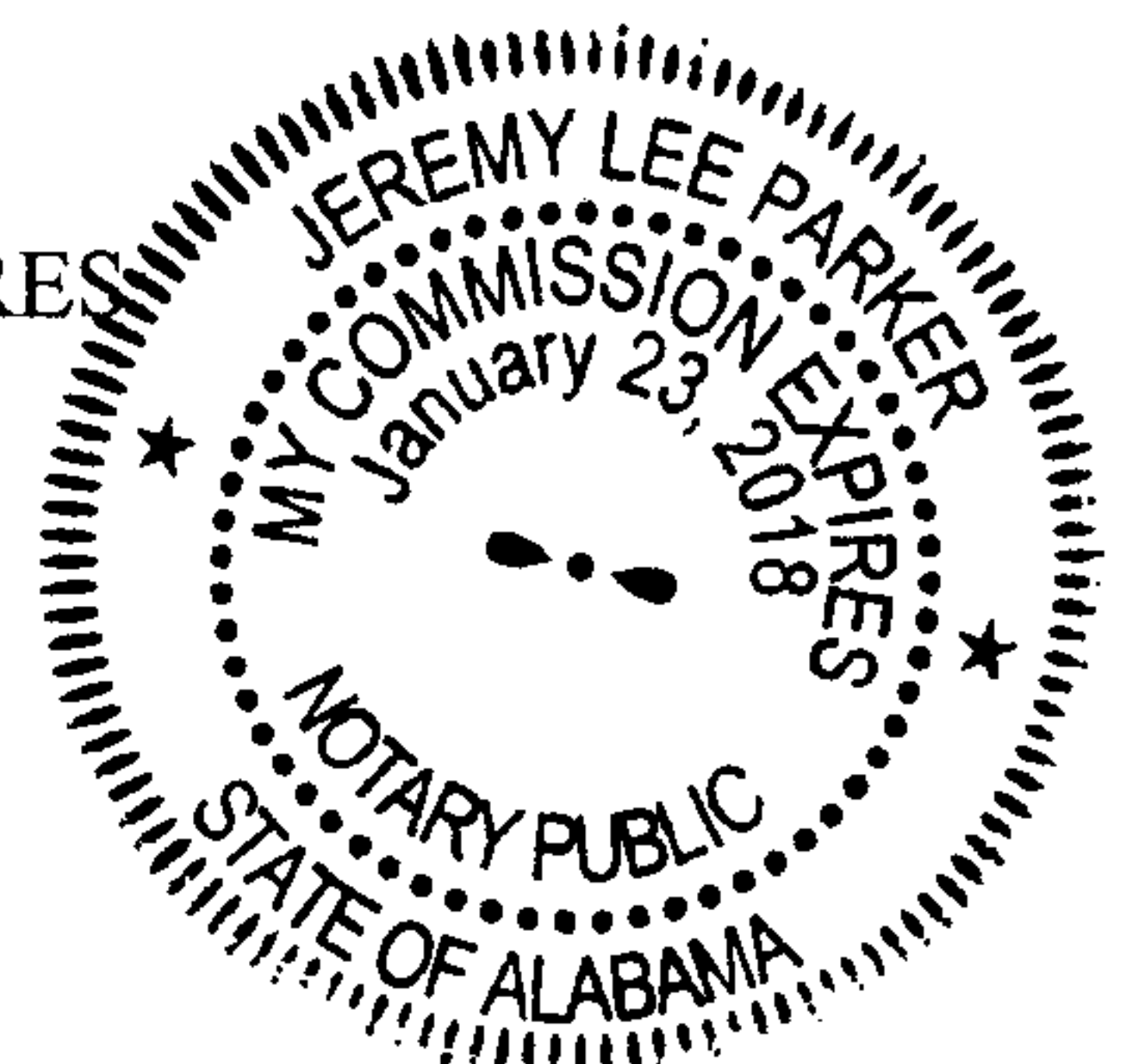
Given under my hand and official seal this 28th day of August, 2015.


NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Shelby County, AL 10/02/2015
State of Alabama
Deed Tax: \$12.00



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

or	
Assessor's Market Value	\$

20151002000345620 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
10/02/2015 11:23:05 AM FILED/CERT