

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 <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this <u>28th</u> day of September, 20<u>15</u>.

Charles W. Allison

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, 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 <u>28th</u> day of <u>August</u>, 20<u>15</u>.

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

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Charles W. Allison	Grantee's Name	David Scott Phillips
Mailing Address	189 Lenox Drive	Mailing Address	2629 Valleydale Road
	Birmingham, AL 35242		Birmingham, AL 35244
			_ =
Property Address	189 Lenox Drive	Date of Sale	September 28, 2015
	Birmingham, AL 35242	Total Purchase Price or	\$240,000.00
		Actual Value	\$
		or Assessor's Market Value	\$
evidence: (check Bill of Sale Sales ContrX Closing Sta If the conveyance	one) (Recordation of documate)	entary evidence is not req Appraisal Other 1/2 of assess cordation contains all of the	sed value
	Ir ailing address - provide the name of t	nstructions the person or persons conveying in	terest to property and their current
mailing address. Grantee's name and m	ailing address - provide the name of	the person or persons to whom into	erest to property is being conveyed.
Property address - the	physical address of the property being	ng conveyed, if available.	
Date of Sale - the date	on which interest to the property was	s conveyed.	
Total purchase price - nstrument offered for a	the total amount paid for the purchase ecord.	e of the property, both real and per	sonal, being conveyed by the
•	perty is not being sold, the true value ecord. This may be evidenced by an	• • •	
of the property as dete	and the value must be determined, the rmined by the local official charged with will be penalized pursuant to <u>Code of</u>	ith the responsibility of valuing prop	lue, excluding current use valuation, perty for property tax purposes will be
	ny knowledge and belief that the inforse statements claimed on this form m		
Date <u>Septembe</u>	<u>r 28</u> , 2015	Print: Charles W. Alli	son // ////
Unattested	(verified by)	Sign:	itee/Owner/Agent (circle one)

Form RT-1



10/02/2015 11:23:05 AM FILED/CERT