

This deed is being re-recorded to correct te date on the notary.



20151109000389200 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/09/2015 01:45:34 PM FILED/CERT



20151002000345620 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/02/2015 11:23:05 AM FILED/CERT

# 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.

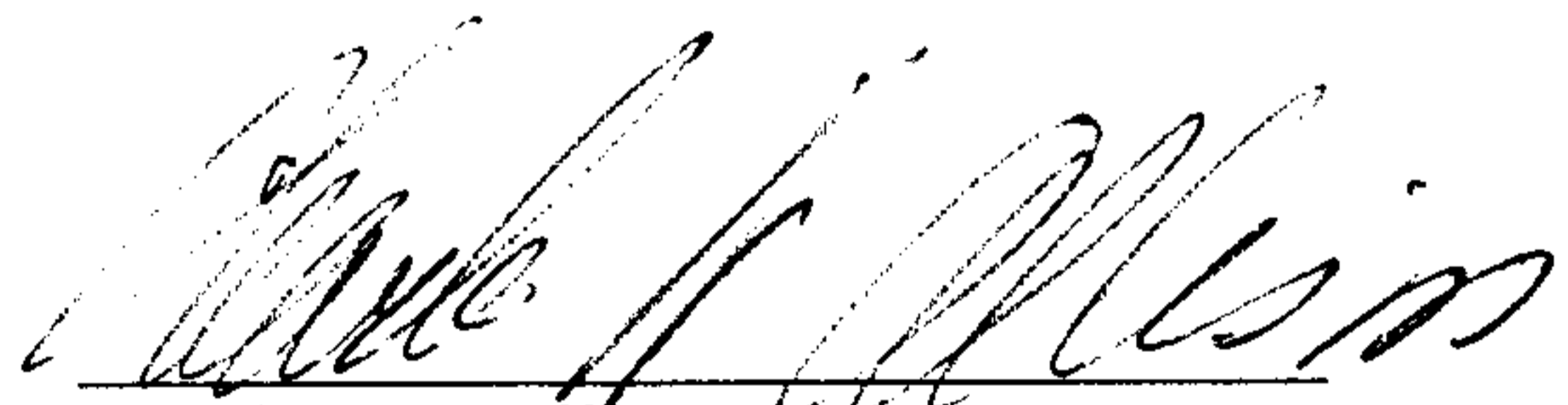
Subject to Easements, Restrictions and Rights of record.

\$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 28<sup>th</sup> 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.

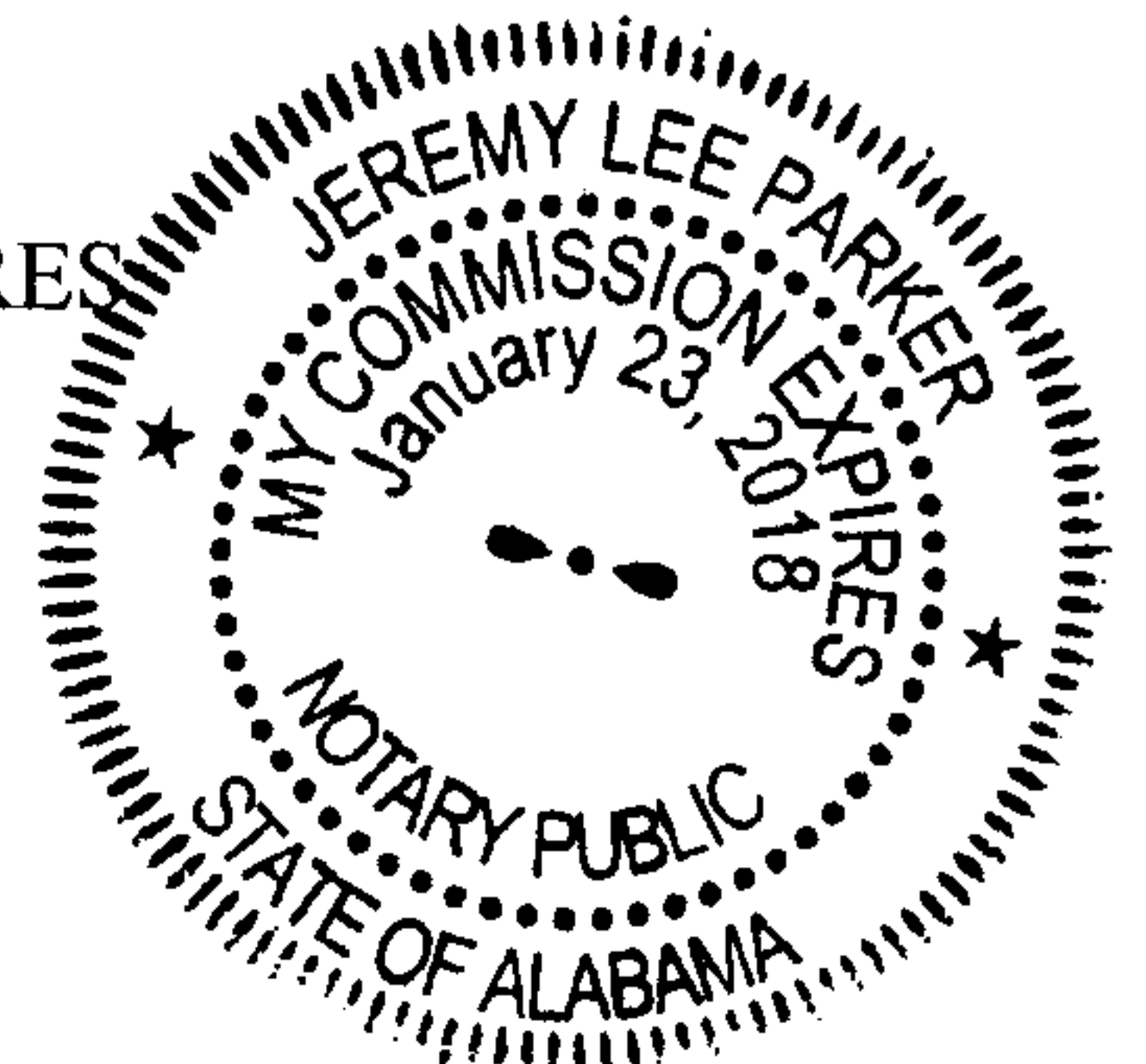
Given under my hand and official seal this 28<sup>th</sup> day of ~~August~~ September, 20 15.



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	<u>Charles W. Allison</u>	Grantee's Name	<u>David Scott Phillips</u>
Mailing Address	<u>189 Lenox Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>2629 Valleydale Road</u> <u>Birmingham, AL 35244</u>
Property Address	<u>189 Lenox Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>September 28, 2015</u>
		Total Purchase Price	<u>\$240,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other 1/2 of assessed value |
| <input checked="" type="checkbox"/> Closing Statement |  |

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).

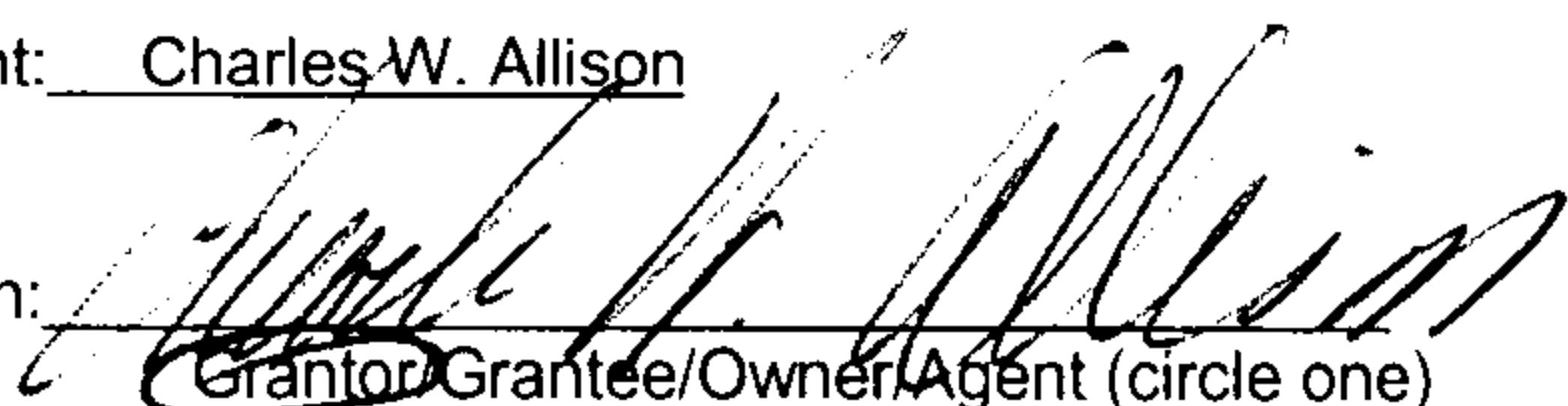
Date September 28, 2015

Print: Charles W. Allison


Unattested


\_\_\_\_\_  
(verified by)

Sign:

  
Grantor/Grantee/Owner/Agent (circle one)

**Form RT-1**

  
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