


SEND TAX NOTICE TO:
JIMMY E. PHILLIPS
111 SILVERLEAF DRIVE
PELHAM, AL. 35124

This instrument was prepared by:

JIMMY E. PHILLIPS
111 SILVERLEAF DRIVE
PELHAM, AL. 35124


20151207000416060 1/3 \$689.00
Shelby Cnty Judge of Probate, AL
12/07/2015 09:16:06 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$669.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN BY ALL MEN THESE PRESENTS

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

JIMMY E. PHILLIPS, A MARRIED MAN

herein referred to as grantor) do grant, bargain, sell and convey unto

JIMMY E. PHILLIPS AND WIFE, LILLY PHILLIPS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 have hereunto set MY hand(s) and seal(s), this 16TH day of October, 2015

WITNESS:

(Seal)


JIMMY E. PHILLIPS (Seal)

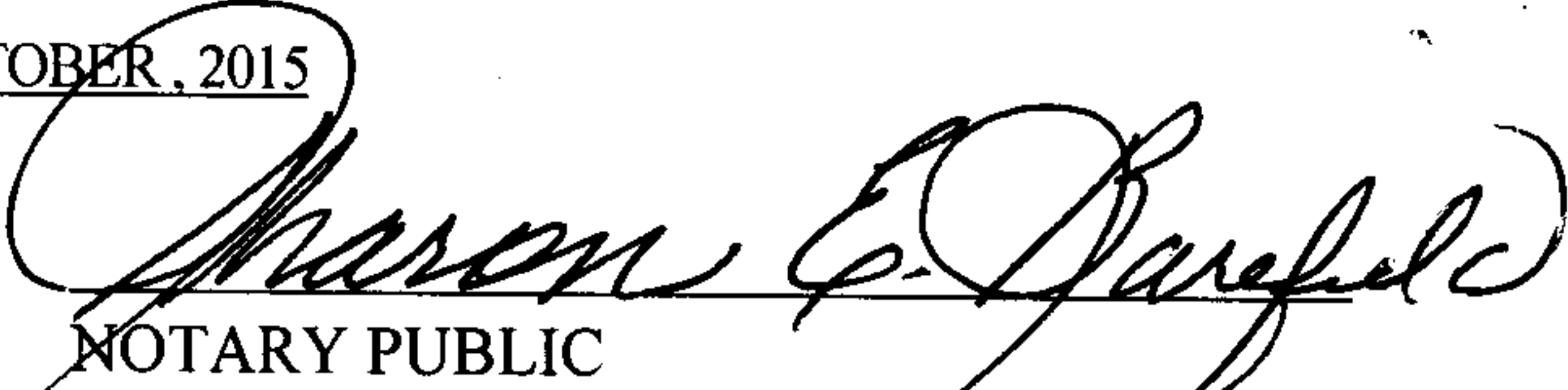
(Seal)

_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, SHARON E. BAREFIELD, a Notary Public in and for said County, in said State, hereby certify that JIMMY E. PHILLIPS, A MARRIED MAN, whose names 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 16TH day of OCTOBER, 2015


NOTARY PUBLIC


Comm Expires: 02/15/17

EXHIBIT "A"

A parcel of land in the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19, South, Range 1 West; thence run South 90 degrees 00 minutes 00 seconds West along the South boundary of said 1/4 1/4 Section of a distance of 1030.79 feet to the Northeast right of way line of U. S. Highway 280, said point being located on a curve to the left having a central angle of 02 degrees 29 minutes 02 seconds and a radius of 3820.11 feet and a chord bearing of North 05 degrees 41 minutes 26 seconds West; thence run along the arc of said curve for a distance of 165.61 feet to the point of beginning; thence continue along said curve to the left having a central angle of 02 degrees 28 minutes 29 seconds and a radius of 3820.11 feet and a chord bearing of North 08 degrees 10 minutes 12 seconds West; thence run along the arc of said curve for a distance of 165.00 feet to the Southwest corner of Lot 3 according to the subdivision Map of the U. S. W. Subdivision as recorded in Map Book 14, Page 80, Shelby County; thence run South 89 degrees, 55 minutes, 50 seconds East along the South line of said Lot 3 for a distance of 200 feet; thence run South 00 degrees, 03 minutes, 22 seconds West along said Lot 3 for a distance of 40.00 feet; then run South 80 degrees, 25 minutes, 33 seconds East along said Lot 3 for a distance of 310.88 feet to the centerline of an existing creek; thence run South 21 degrees, 35 minutes, 48 seconds East along said centerline for a distance of 17.53 feet; thence run North 80 degrees, 25 minutes 33 seconds West for a distance of 187.04 feet; thence run South 01 degrees, 19 minutes, 17 seconds East for a distance of 86.25 feet; thence run South 90 degrees, 00 minutes, 00 seconds West for a distance of 306.15 feet to the point of beginning.

Subject to easements, restrictions and reservations of record, if any


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jimmy E Phillips
111 Silverleaf Dr
Pelham AL 35124

Grantee's Name
Mailing Address

Lilly Phillips
111 Silverleaf Dr
Pelham AL 35124

Property Address

5465 Hwy 280
BIRMINGHAM AL 35242

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 1,337,220 1/2 = 668,610



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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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

Print

SHARON E BAREFIELD

☒ Unattested

Laren Melton
(verified by)

Sign

Sharon E. Barefield
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1