

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

WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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.

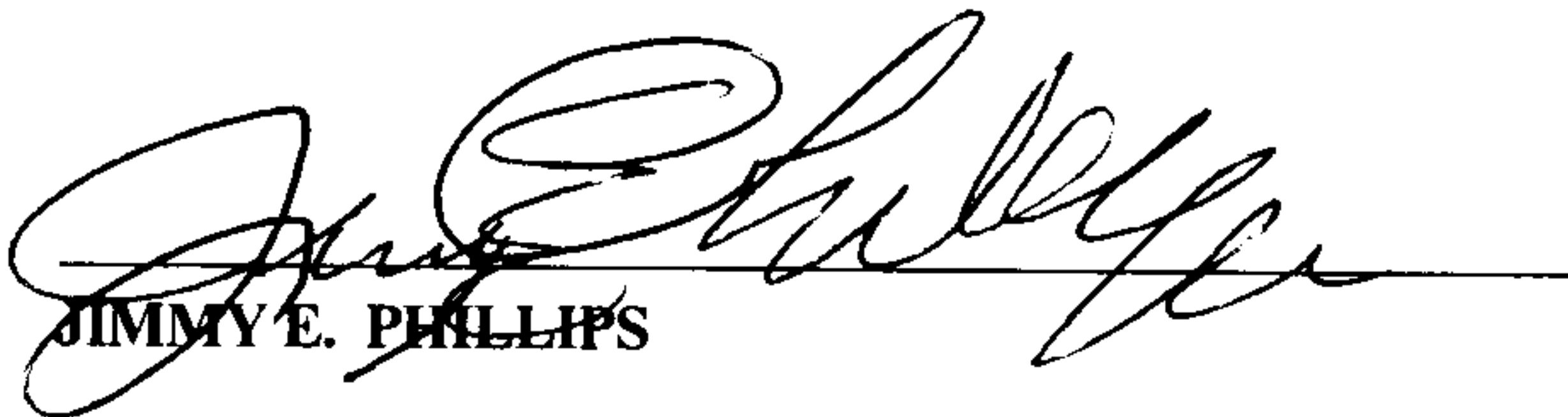
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I (we) have 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:

Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$23.50

(Seal)

 (Seal)
JIMMY E. PHILLIPS


(Seal)

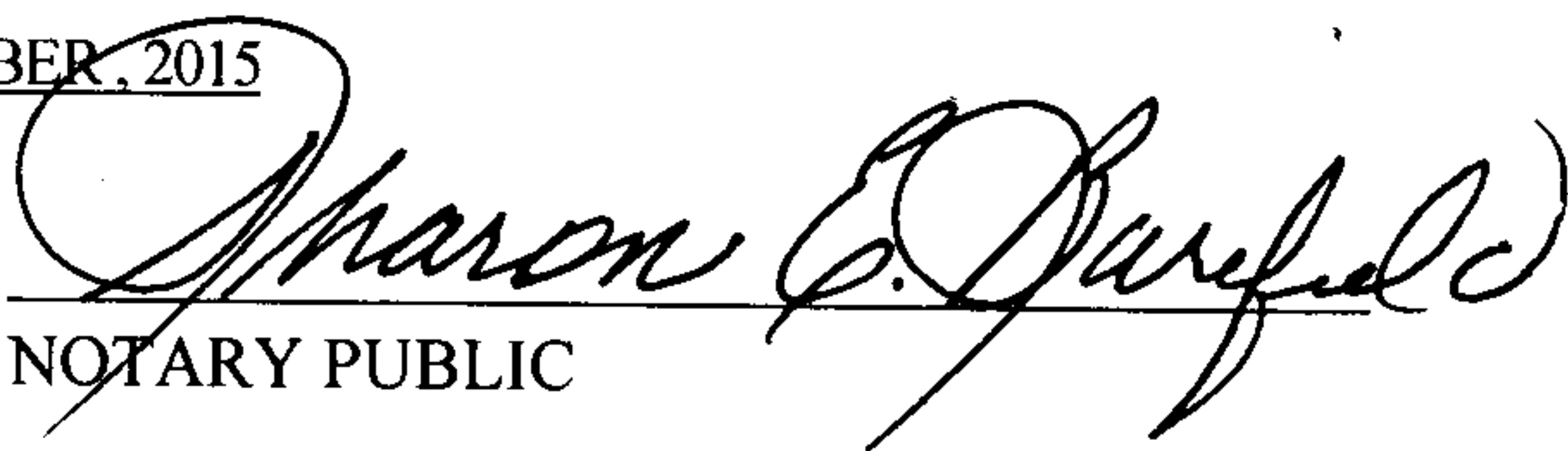
____ (Seal)

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


20151207000416070 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
12/07/2015 09:16:07 AM FILED/CERT


NOTARY PUBLIC

Comm Expires: 02-15-17

EXHIBIT "A"

DESCRIPTION:

PARCEL ID: 093050001006001

BEG 690.15 W OF SE COR NW1/4 NE1/4 CON W 340.64 TO E R/W U S 280 N 14.12 ALG
R/WE 300 N 100 E 50 X 114.07 TO POB S5 T19S R1W DIM 14.12 X 340.64 IRR RB 148 PG
619-621 8/28/87

BETTER DESCRIBED AS FOLLOWS:

Commence at the southeast corner of the northwest 1/4 of the northeast 1/4 of section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run north 90°00'00" west along the south line of said 1/4 - 1/4 section for 689.55 feet to the point of beginning; thence continue along the last described course for 340.64 feet to a point on the easterly right of way line of U. S. Hwy. # 280: thence turn right to the chord of a curve to the left, said curve having a chord bearing of north 04°51'41" west and a radius of 3820.11 feet: thence run along said curve and said right of way line for 14.12 feet; thence run south 90°00'00" east for 300.00 feet; thence run north 00°00'00" east for 100.00 feet; thence run south 89°59'57" east for 41.84 feet; thence run south 00°00'00" west for 114.07 feet to the point of beginning. Subject to a 14.07 foot easement along the south line for ingress, egress and utilities.



20151207000416070 2/3 \$43.50
Shelby Cnty Judge of Probate, AL
12/07/2015 09:16:07 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jimmy E Phillips
Mailing Address 111 SILVERLEAF DRIVE
PELHAM AL 35124

Grantee's Name Lilly Phillips
Mailing Address 111 SILVERLEAF DR
PELHAM AL 35124

Property Address Hwy 280
BIRMINGHAM AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 46,440 1/2 = 23,220



20151207000416070 3/3 \$43.50
Shelby Cnty Judge of Probate, AL
12/07/2015 09:16:07 AM FILED/CERT

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 _____

☒ Unattested

Karen Nelson
(verified by)

Sign _____

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