

20151217000430870 1/4 \$241.00
Shelby Cnty Judge of Probate, AL
12/17/2015 12:22:58 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **JAMES PHILEN and wife WILMA PHILEN**, the undersigned Grantors, do grant, bargain, sell and convey unto the Grantees **WAYNE PHILEN a married man, STEVE PHILEN a married man, and GARY PHILEN a single man**, in equal shares, as tenants in common, in fee simple, our interest in the following described real property situated in Shelby County, Alabama, SUBJECT TO the reservation stated below, viz:

Lot 7 according to the Survey of Sterling Gate, Sector 2, Phase 1 as recorded in Map Book 26, Page 29, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument # 2000-21431

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, executors and administrators in fee simple, forever.

Shelby County, AL 12/17/2015
State of Alabama
Deed Tax: \$217.00

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their heirs, executors and administrators, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals,
this 3rd day of December, 2015.

P. O. A

James Philen Wilma Philen (SEAL)
**JAMES PHILEN, by Wilma Philen, as Attorney-in-fact
by that instrument dated June 11, 1999, and recorded as
Instrument # 201510050003347150 in the Probate Office
of Shelby County, Alabama.**

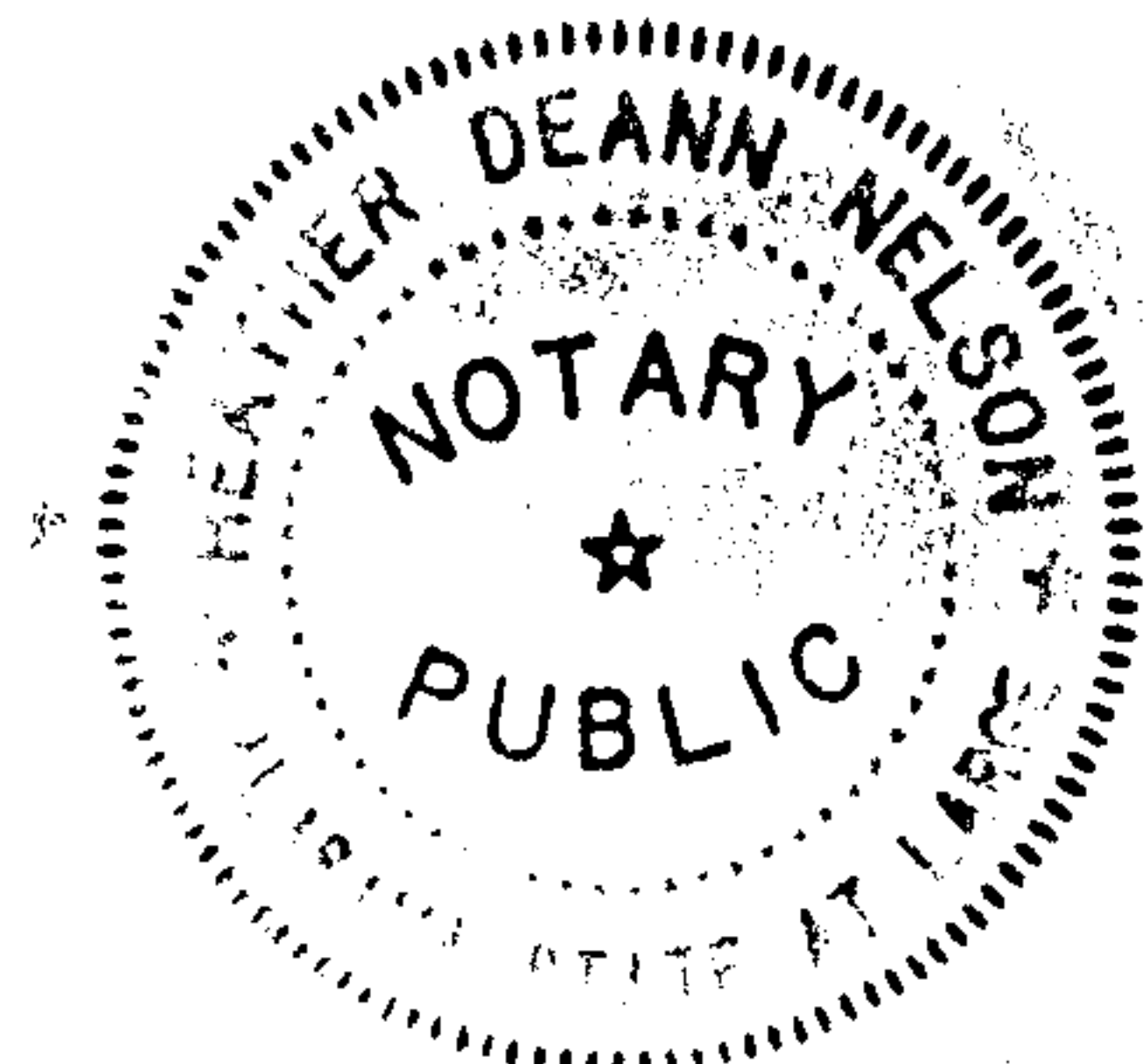
STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JAMES PHILEN, by Wilma Philen, as Attorney-in-fact**, whose name 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 3rd day of December, 2015.

Heather Nelson
Notary Public



Wilma Philen
WILMA PHILEN

STATE OF ALABAMA
COUNTY OF SHELBY

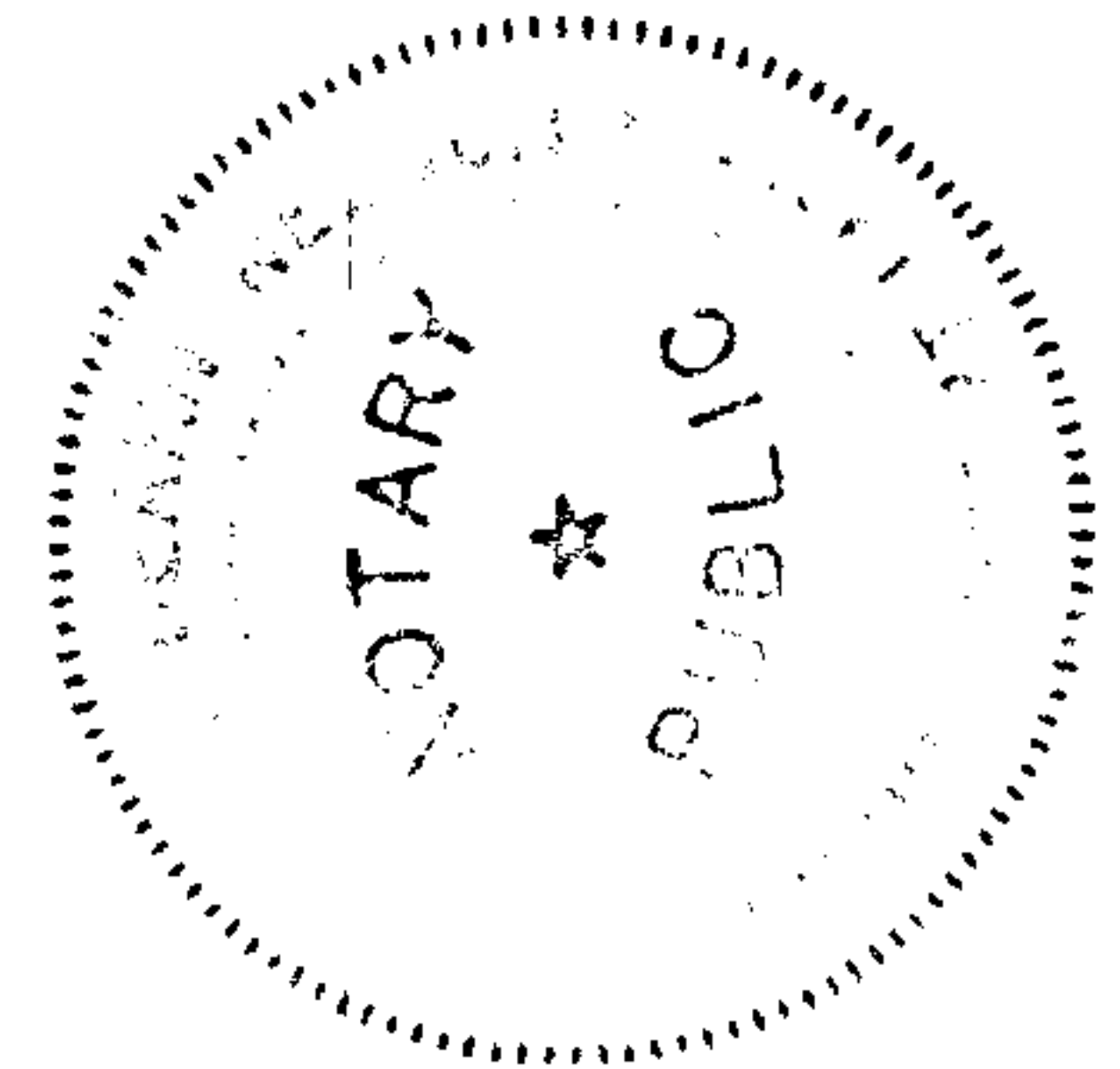
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **WILMA PHILEN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of December, 2015.

Heath M. M.
Notary Public


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This Instrument was Prepared By:
MELANIE B. BRADFORD, LLC
Melanie B. Bradford
PO Box 802
Scottsboro, Alabama 35768
Phone: (256) 259-3301
Fax: (256) 259-3302



Shelby County Assessor's Appraised Value: \$217,000
Parcel #: 23 2 03 3 003 007.000
Property Address: 160 Sterling Gate Drive

Grantor's Address
James & Wilma Philen
160 Sterling Gate Drive
Alabaster, AL 35007

Grantee's Address
Wayne Philen
133 Red Bay Drive
Maylene, Alabama 35114

Steve Philen
154 Rockford Road
Indian Springs, AL 35124

Gary Philen
160 Sterling Gate Drive
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name James + Wilma Philen
Mailing Address 160 Sterling Gate
Alabaster, AL 35007

Grantee's Name Wayne Philen, Steve Philen +
Mailing Address Grady Philen
160 Sterling Gate Dr
Alabaster, AL 35007

Property Address 160 Sterling Gate Dr
Alabaster, AL 35007

Date of Sale 12-3-15

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 217,000

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 _____



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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 _____

Sign _____

Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1