

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.¹
400 Boardman Drive
Chelsea, Alabama 35043

SEND TAX NOTICE TO:
James D. Phillips
5219 Post House Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Thousand and no/100 Dollars (\$10,000.00) to the undersigned Grantor, Lilly Phillips ("Grantor"), in hand paid by the Grantee herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, bargains, sells, and conveys to James D. Phillips ("Grantee"), a married man, any and all right, title, and interest to the following described real estate situated in Shelby County, Alabama, to wit:

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.

This conveyance is subject to easements, restrictions and reservations of record, if any.

This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion. And the Grantor does for herself, her successors and assigns, covenant with the Grantee, his heirs and assigns, that she is lawfully seized of the interest in the said premises to be conveyed, that they are free from encumbrances other than as provided herein, and that the Grantor has good right to sell and convey the same, and will, and her successors and assigns shall warrant and defend the same to the said Grantee, his heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, Lilly Phillips, has hereunto set her hand and seal this the 31st day of **December, 2015**.

Shelby County, AL 01/04/2016
State of Alabama
Deed Tax: \$10.00

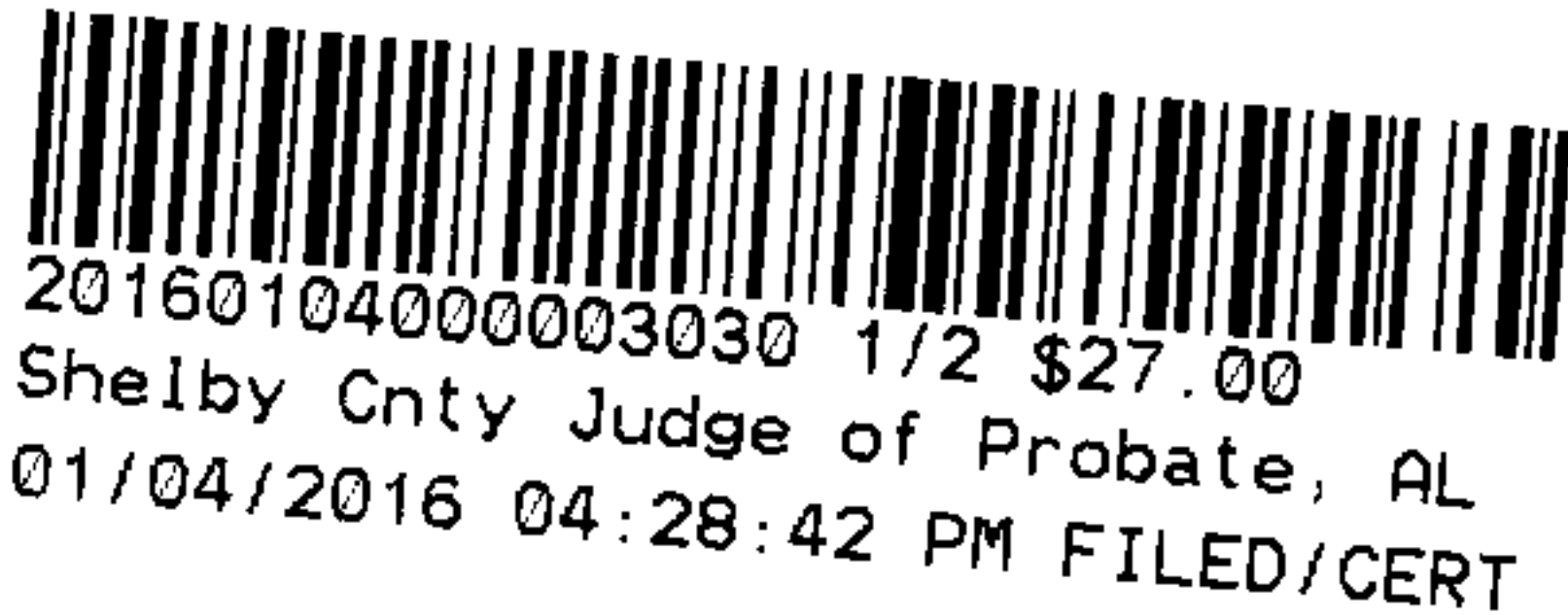

Lilly Phillips


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

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

Given under my hand this 31st day of **December, 2015**.

SEAL




Notary Public
My commission expires: 10-26-2018

¹ The preparer of this document has not examined the title to the property and makes no certification as to title.

Real Estate Sales Validation Form

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

Grantor's Name Lilly Phillips
Mailing Address 111 Silverleaf Drive
Pelham, Alabama 35124

Grantee's Name James D. Phillips
Mailing Address 5219 Post House Lane
Birmingham, Alabama 35242

Property Address Highway 280
Birmingham, Alabama 35242

Date of Sale December 31, 2015
Total Purchase Price \$



20160104000003030 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
01/04/2016 04:28:42 PM FILED/CERT

or
Actual Value \$ 10,000.00
or
Assessor's Market Value \$

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 ☐ Appraisal
☐ Sales Contract ☒ Other Good faith estimate of value
☐ 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 12/31/15

Print Daniel P. Ogle

☐ Unattested

Sign Daniel P. Ogle
(Grantor/Grantee/Owner/Agent) circle one

(verified by)