

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, PETELOS,  
WATKINS & OGLE, P.C.<sup>1</sup>  
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 Five Hundred Forty Thousand and no/100 Dollars (\$540,000.00) 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:

**See Attached Exhibit "A"**

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**.


  
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

Shelby County, AL 01/04/2016  
State of Alabama  
Deed Tax: \$797.50

  
20160104000003040 1/3 \$817.50  
Shelby Cnty Judge of Probate, AL  
01/04/2016 04:28:43 PM FILED/CERT

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

## Exhibit "A"



20160104000003040 2/3 \$817.50  
Shelby Cnty Judge of Probate, AL  
01/04/2016 04:28:43 PM FILED/CERT

**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 Southwesterly 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 310.59 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**



# 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 5465 Highway 280  
Birmingham, Alabama 35242

Date of Sale December 31, 2015  
Total Purchase Price \$540,000.00 plus gift of  
\$797,220.00

or  
Actual Value \$

or  
Assessor's Market Value \$ 1,337,220.00



20160104000003040 3/3 \$817.50  
Shelby Cnty Judge of Probate, AL  
01/04/2016 04:28:43 PM 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 Tax Assessment

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 31 Dec 2015

Print James D Phillips

Unattested

Mamie Boardman  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one