

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ashley Phillips
100 Beacon Drive
Columbiana AL 35051

DEED OF DISBRIBUTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS and NO/00 (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Estate of Harry LaDon Phillips, Jr. Case # 2015ES2302465, Probate Office Greenville South Carolina*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Tammy Ensor Phillips*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

1/3 interest in and to the following described property:
Lots 3, 4, and 5 of Highlands Subdivision, Second Sector, as recorded in Map Book 6, Page 34, in the Probate Records of Shelby County, Alabama.

SUBJECT TO:

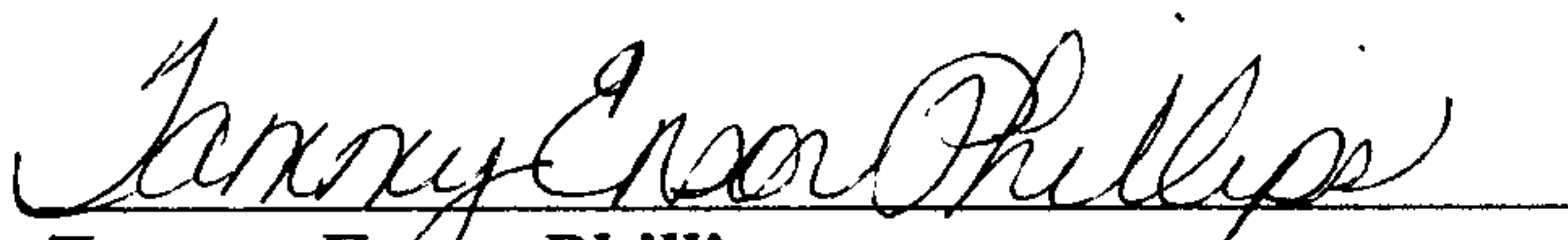
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.


This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of February, 2016.

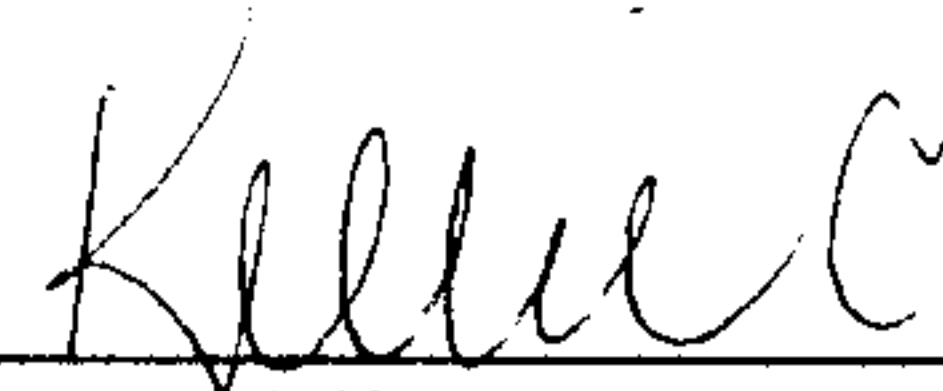
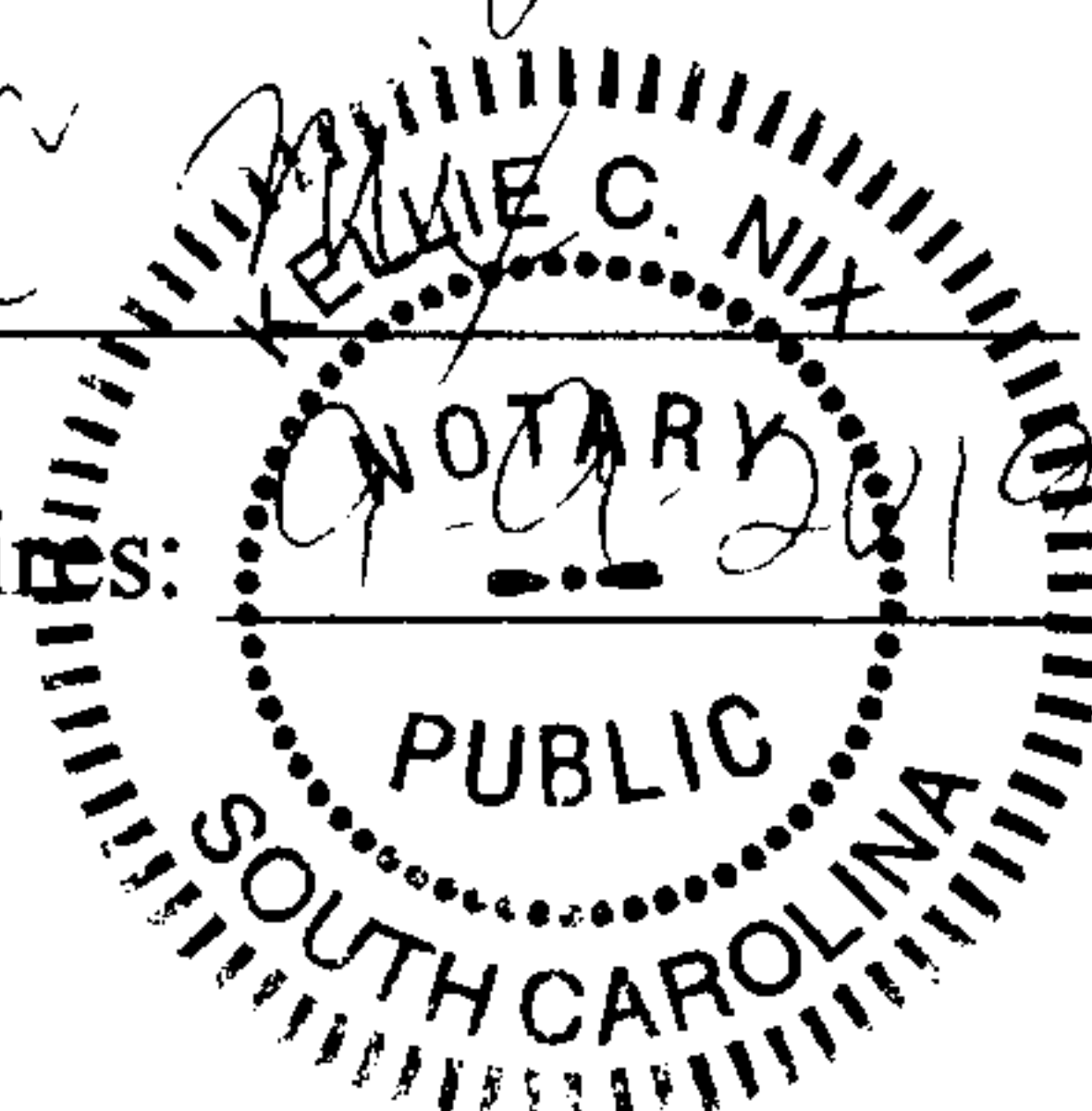

Tammy Ensor Phillips
As Personal Representative of
The Estate of Harry LaDon Phillips, Jr.
Case #2015ES2302465, Probate Office
Greenville, South Carolina


20160215000046980 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/15/2016 09:42:19 AM FILED/CERT

STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tammy Ensor Phillips, As Personal Representative of The Estate of Harry LaDon Phillips, Jr. Case #2015ES2302465, Probate Office Greenville, South Carolina**, 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 2nd day of February, 2016.


Notary Public
My Commission Expires: 9-21-2019


Real Estate Sales Validation Form

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

Grantor's Name Estate of Harry Grantee's Name Tammy Ensor Phillips
Mailing Address Ladon Phillips, Jr. Mailing Address 101 Stonehaven Dr.
100 Beacon Dr. Greenville, SC 29607
Columbiana, AL 35051

Property Address Lots 3, 4 and Date of Sale 2/2/16
5 Total Purchase Price \$ _____
Highlands Or
Subdivision Actual Value \$ _____
Or
Assessors Market Value \$ 15,000.00

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 Deed of Distribution
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____ Print Mike T. Atchison
____ Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one