

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-16-22928

Send Tax Notice To: Raymond W. Phillips
Joyce W. Phillips

17886 Hwy 42
Shelby, AL 35143

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20160526000180300 1/4 \$173.00
Shelby Cnty Judge of Probate, AL
05/26/2016 12:41:05 PM FILED/CERT

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard B. Smith, a married man, Nancy S. Coker, as Guardian for Julie Smith, a minor, a single woman, Andy Smith, a married man, Ben Smith, a single man, and Jake Smith, a single man,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Raymond W. Phillips and Joyce W. Phillips,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

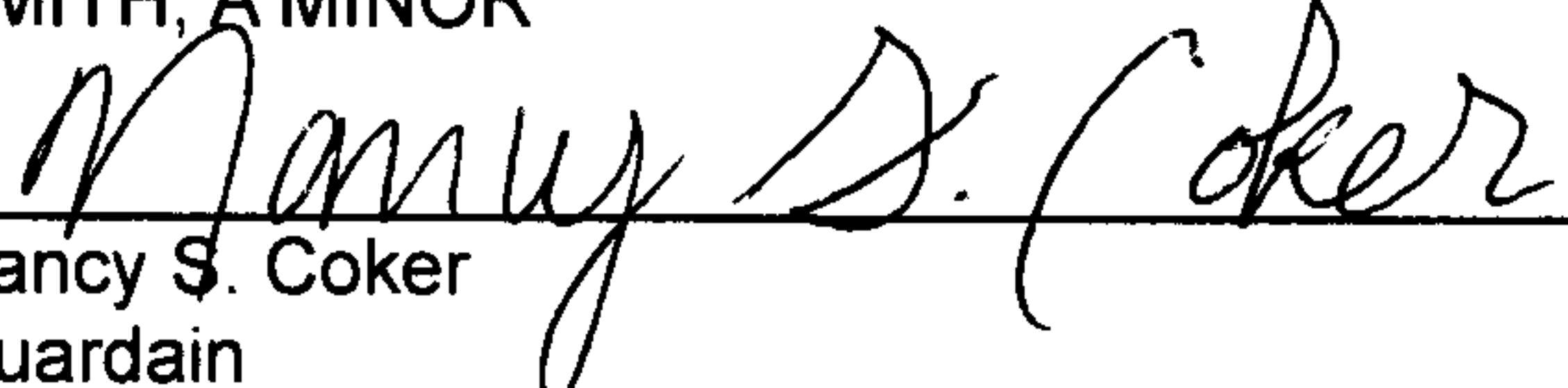
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


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 person.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of May, 2016.


Richard B. Smith


NANCY S. COKER, AS GUARDIAN FOR JULIE SMITH, A MINOR



Nancy S. Coker
Guardain


Jake Smith


Andy Smith


Ben Smith


by Richard B. Smith
Attorney in Fact as created by Power of Attorney
recorded in Instrument #2016


BY Richard B. Smith
Attorney in Fact as created by Power of Attorney
recorded in Instrument #2016

Shelby County, AL 05/26/2016
State of Alabama
Deed Tax: \$150.00

State of Alabama

County of Shelby

~~I, Mike T. Atchison,~~ Janet F. Parson a Notary Public in and for the said County in said State, hereby certify that Richard B. Smith, Jake Smith, Nancy S. Coker as Guardian for Julie Smith, Richard B. Smith as Attorney in Fact for Andy Smith, Richard B. Smith as Attorney In Fact for Ben Smith whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of May, 2016.

Janet F. Parson
Notary Public, State of Alabama
~~Mike T. Atchison~~ Janet F. Parson
My Commission Expires: 10/4/19


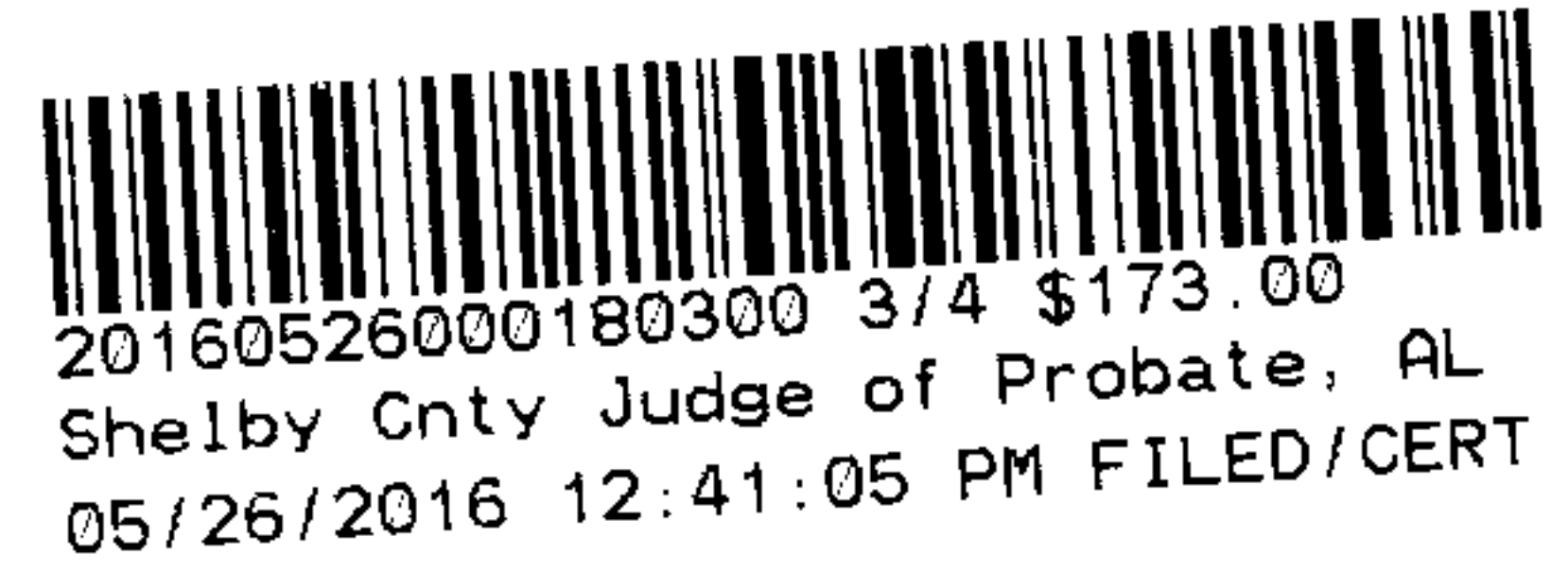

20160526000180300 2/4 \$173.00
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EXHIBIT "A"
LEGAL DESCRIPTION



All that part of the SW 1/4 of Section 1, Township 21 South, Range 1 East, lying South of the right of way of Southern Railway, less and except the real estate described in deeds recorded in Deed Book 278, Page 326; Deed Book 356, Page 857; and Instrument #1996-14591, in Probate Office.

All that part of the N 1/2 of the NW 1/4 of Section 12, Township 21 South, Range 1 East, lying North of Shelby County Highway #410 and West of proposed right of way of Alabama State Highway #145.

All part of the North 1/2 of the Northwest 1/4 of Section 12, Township 21 South, Range 1 East, lying North of the currently existing Newsome Road a/k/a Old Columbiana-Wilsonville Road a/k/a County Road #410 and West of County Road #407.

LESS AND EXCEPT that property conveyed to John W. Boyle and Jimmie L. Boyle, by deed recorded in Instrument #20071009000470800; and Instrument #20081013000402590, in Probate Office.

LESS AND EXCEPT that property conveyed to State of Alabama Department of Transportation as shown by deed recorded in Instrument #20120607000200360; and corrected by Instrument #20120703000233570, in Probate Office.

LESS AND EXCEPT that portion lands as shown by Condemnation to State of Alabama, as recorded in PS Book 4, Page 239, in Probate Office, and as shown on tax maps of Shelby County, Alabama.

LESS AND EXCEPT that portion of caption lands conveyed to State of Alabama by Deed Book 276, Page 242, in Probate Office.

Real Estate Sales Validation Form

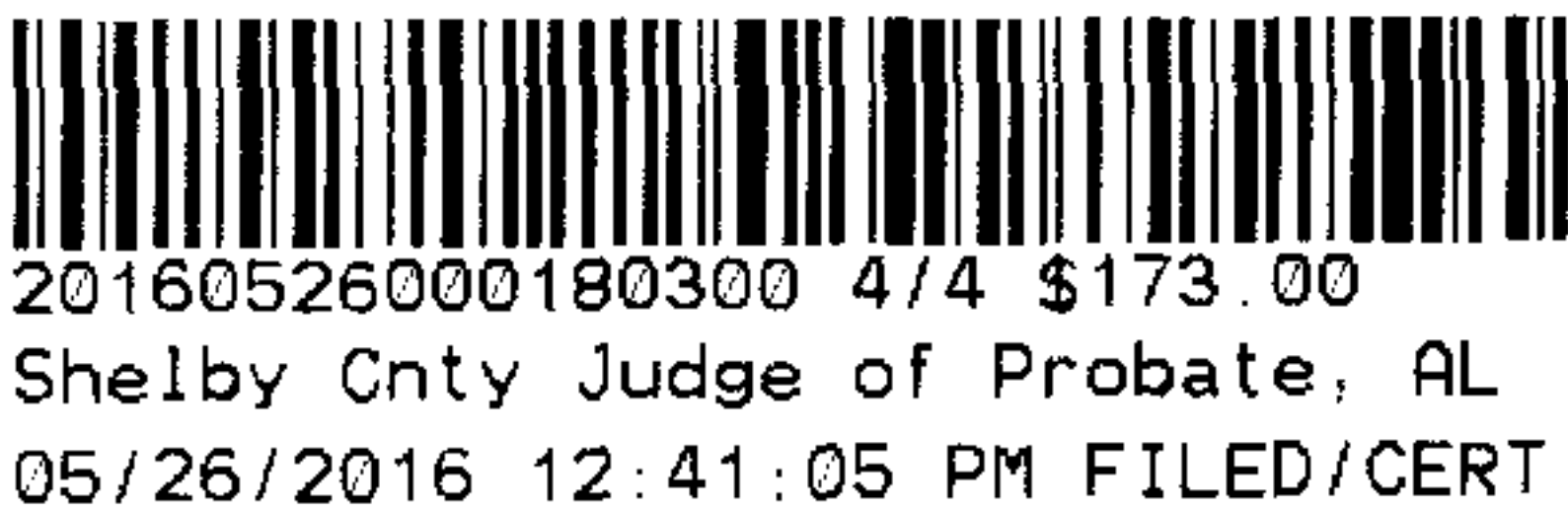
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Richard B. Smith
Mailing Address Nancy S. Coker as
guardian for Julie Smith
Andy Smith Ben Smith
Take Smith
108 Pine tree Circle
Columbiana, AL 35051
Property Address O new some Road
Wilsonville, AL 35186
Grantee's Name Raymond W. Phillips
Mailing Address Joyce W. Phillips
17886 Hwy 42
Shelby, AL 35143
Date of Sale May 19 2016
Total Purchase Price \$ 150,000.00
Or
Actual Value \$ _____
Or
Assessors 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
☒ 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 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 5-19-16

☐ Unattested
(verified by)

Print Mike T. Atchison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one