

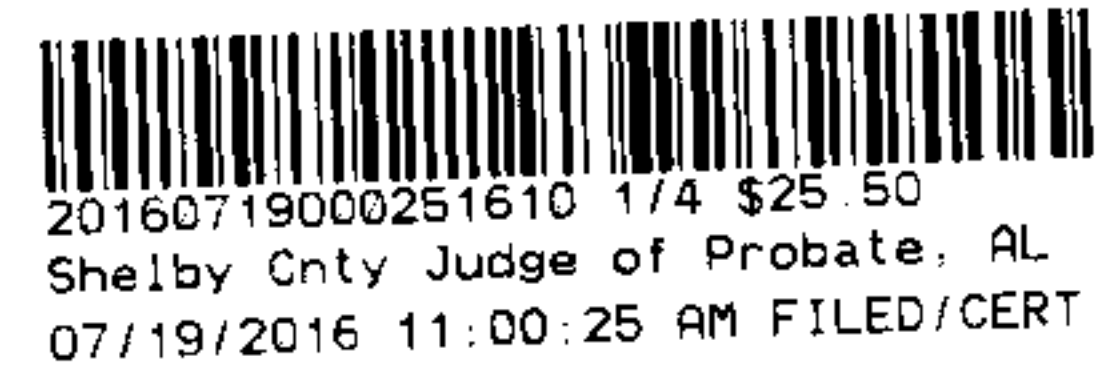
This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Brooklynn S. Phillips
102 Washington Street
Columbiana, Alabama 35051

WARRANTY DEED



**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 14, 2016, That for and in consideration of **SEVENTY SEVEN THOUSAND AND NO/100 (\$77,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **BRIAN SMITH and JENNIFER T. SMITH, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BROOKLYNN S. PHILLIPS**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

That part of Lots 1 and 2, in Block "A", as per Longshore's Addition to The Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and run thence South .03 degrees East, a distance of 735.4 feet to the intersection of the West boundary of said Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East a distance of 52 feet, run thence North 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West a distance of 243.7 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 77 feet; run thence North 14 degrees and 30 minutes West a distance of 50 feet; run thence North 68 degrees and 17 minutes East 77 feet; run thence South 14 degrees and 30 minutes East, a distance of 50 feet to the point of beginning, and fronting 50 feet on the West side of Washington Street and extending back of uniform width to a depth of 77 feet and situated in the Northeast corner of said Block "A" according to the College Park Addition.

That part of Lots 1 and 2 in Block "A" as per Longshore's Addition to Columbiana, Alabama, and known as College Park, a map of which is recorded in the Probate Office of Shelby County, and certified by T.O. Sparks, and T.F. Gentry, civil engineers, and described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and run thence


South .03 Degrees East, a distance of 735.4 feet to the intersection of the West line of Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East 52 feet; run thence 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West 243.7 feet; run thence South 68 degrees and 17 minutes West 77 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 10 feet; run thence North 14 degrees and 30 minutes West 50 feet; run thence North 68 degrees and 17 minutes East 10 feet; run thence South 14 degrees and 30 minutes East 50 feet to the point of beginning, situated in the Northeast corner of Block "A" . according to College Park Addition and being West and contiguous to the lot described in Deed Book 129, Page 85, in the Probate Office of Shelby County, Alabama.

That part of Lots 2 and 3 in Block "A" as per Longshore's Addition to the Town of Columbiana, Alabama, known as College Park, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, described as commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, and run thence South .03 Degrees a distance of 735.4 feet to the intersection of the West boundary of said Section 25 with the South curb line of Mildred Street, sometimes known as White House Street; run thence Northeasterly along said South curb line as follows: North 69 degrees East 604 feet; thence North 70 degrees and .04 minutes East 360 feet; run thence North 72 degrees and 40 minutes East a distance of 52 feet; run thence North 75 degrees and 30 minutes East 582 feet; run thence North 14 degrees and 30 minutes West a distance of 189.7 feet to the point of beginning; run thence South 68 degrees and 17 minutes West 87 feet; run thence North 14 degrees and 30 minutes West a distance of 54 feet; run thence North 68 degrees and 17 minutes East 87 feet; run thence South 14 degrees and 30 minutes East a distance of 54 feet to the point of beginning, and fronting 54 feet on the East side of Washington Street and extending back of uniform width to a depth of 87 feet and situated in Lot 2 and 3 of Block "A" according to the College Park Addition.

Together with that portion of the vacated right of way of Washington Street lying East of above said property and West of the curb line of Washington Street, as shown by vacation of street recorded in Deed Book 143, Page 545, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.


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5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

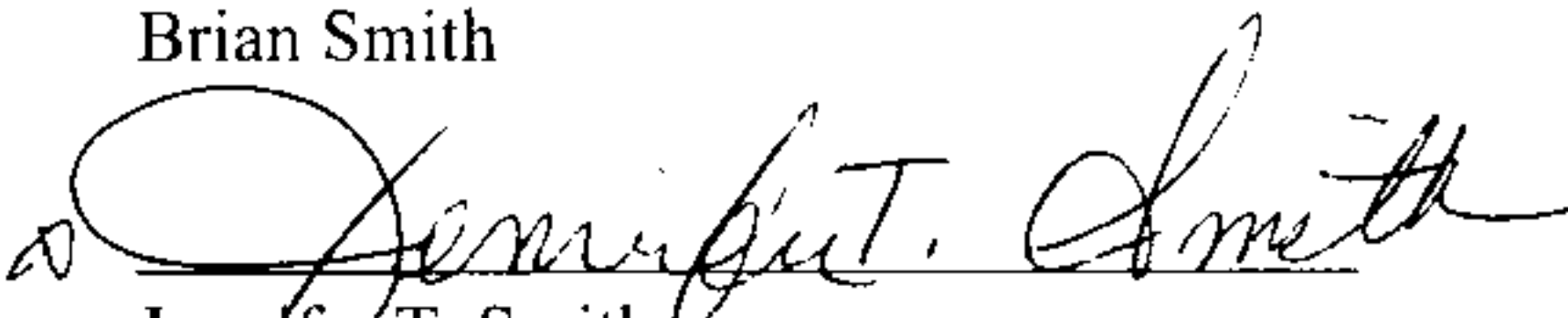
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 14, 2016.

GRANTORS:

* 
Brian Smith

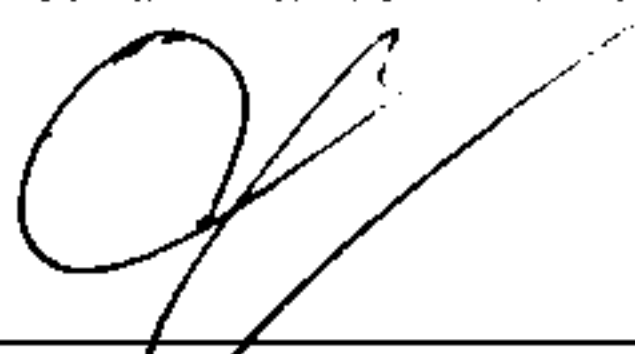

Jennifer T. Smith

**STATE OF ALABAMA
COUNTY OF SHELBY**


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I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Brian Smith and Jennifer T. Smith, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Brian Smith and Jennifer T. Smith each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 14, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name Brian Smith
Mailing Address Jennifer T. Smith
102 Washington Street
Columbiana, AL 35051

Grantee's Name Brooklynn S. Phillips
Mailing Address _____
102 Washington Street
Columbiana, AL 35051

Property Address 102 Washington Street
Columbiana, AL 35051

Date of Sale 7/14/2016
Total Purchase Price \$ 77,000.00

or
Actual Value \$ _____

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
☐ 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 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 C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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