

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James O. Phillips
411 19th Street
Calera, Alabama 35040

WARRANTY DEED



20160720000254380 1/2 \$102.50
Shelby Cnty Judge of Probate, AL
07/20/2016 04:17:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY TWO THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$82,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BOBBY J. PHILLIPS, a married man, HARRY MOON, a married man, CODY MOON, a married man, and SHANNON SISCO, a married woman** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **JAMES O. PHILLIPS** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3, 4 and 5, in Block 2, According to the map and survey of Dunwar Estates, as recorded in Map Book 3, Page 154, In the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.
3. This property constitutes no part of the homestead of the Grantors.

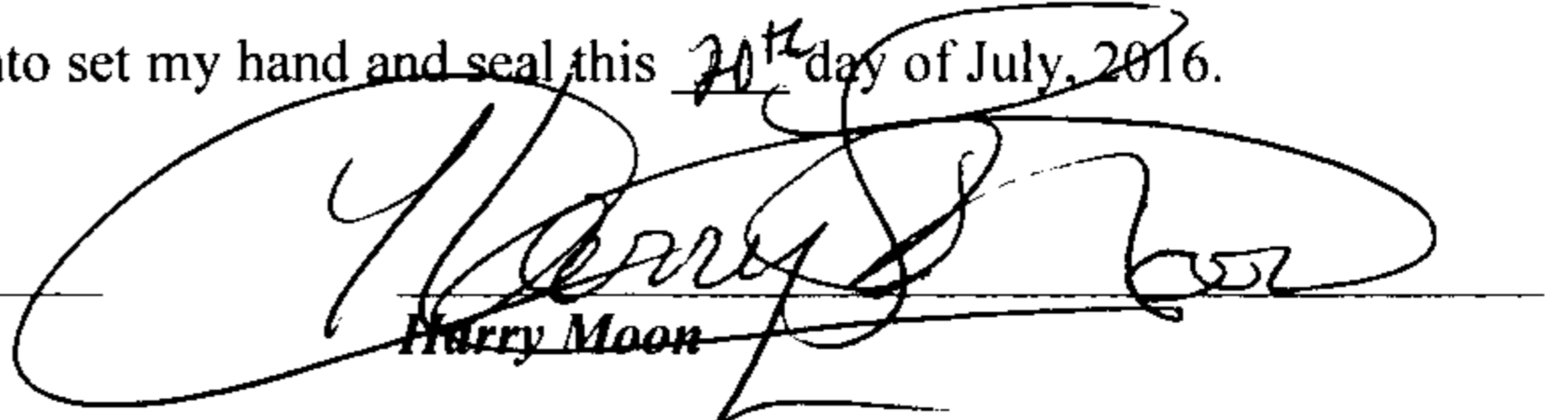
Grantors and Grantee are devisees to the above described property under the Will of James Ruble Miles, Case #PR 2015-271 Probate Office of Chilton County, Alabama, as established in Instrument No. 20160624000219850, Shelby County, Alabama.


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

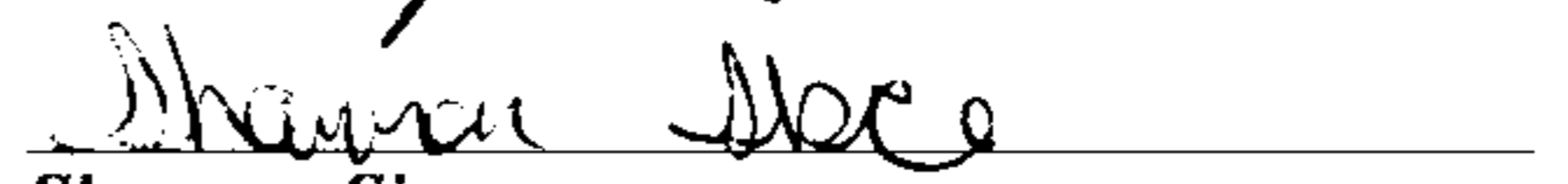
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 20th day of July, 2016.


Bobby J. Phillips


Harry Moon


Cody Moon


Shannon Sisco


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby J. Phillips, Harry Moon, Cody Moon and Shannon Sisco**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2016.

Shelby County, AL 07/20/2016
State of Alabama
Deed Tax: \$82.50




Notary Public
My Commission Expires: 1-9-2017

Real Estate Sales Validation Form


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

Grantor's Name Bobby J. Phillips Grantee's Name James O. Phillips
Mailing Address Harry Moon, Cody Moon Mailing Address 411 19th Street
Shannon Sisco Calera, Alabama
P.O. Box 259, Calera, AL 35040
Property Address Lot 3, 4 and 5 Date of Sale July 2016
Block 2 of Total Purchase Price \$ 82,500.00
Dunwar Estates 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


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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 _____

____ Unattested _____
(verified by)

Print James O. Phillips
Sign James O. Phillips
(Grantor/Grantee/Owner/Agent) circle one