

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Joshua B. Phillips
4495 Cahaba River Blvd.
Hoover, AL 35216
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Sixty-Seven Thousand and 00/100---(\$367,000.00)
Dollars

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Sean M. Ballinger and Jordan B. Ballinger, a married couple
(Whose address is 3418 Hanford Lane Hoover, AL 35226)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Joshua B. Phillips and Stephanie H. Phillips
(Whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real
estate situated in Shelby County, Alabama to-wit:

Lot 116, according to the Survey of Final Plat for Bent River, Phase IV, recorded in Map Book 41,
Page 64 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

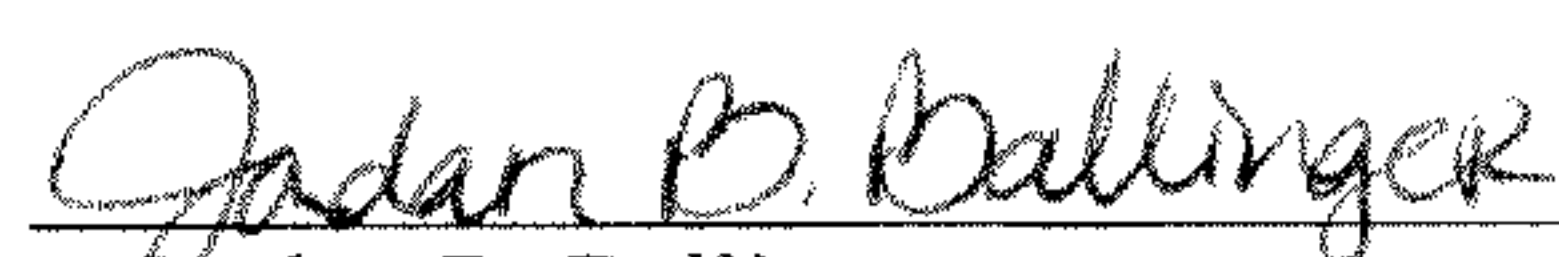
\$ 332,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that
(unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the
surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 29th
day of July, 2016.


Sean M. Ballinger (Seal)


Jordan B. Ballinger (Seal)

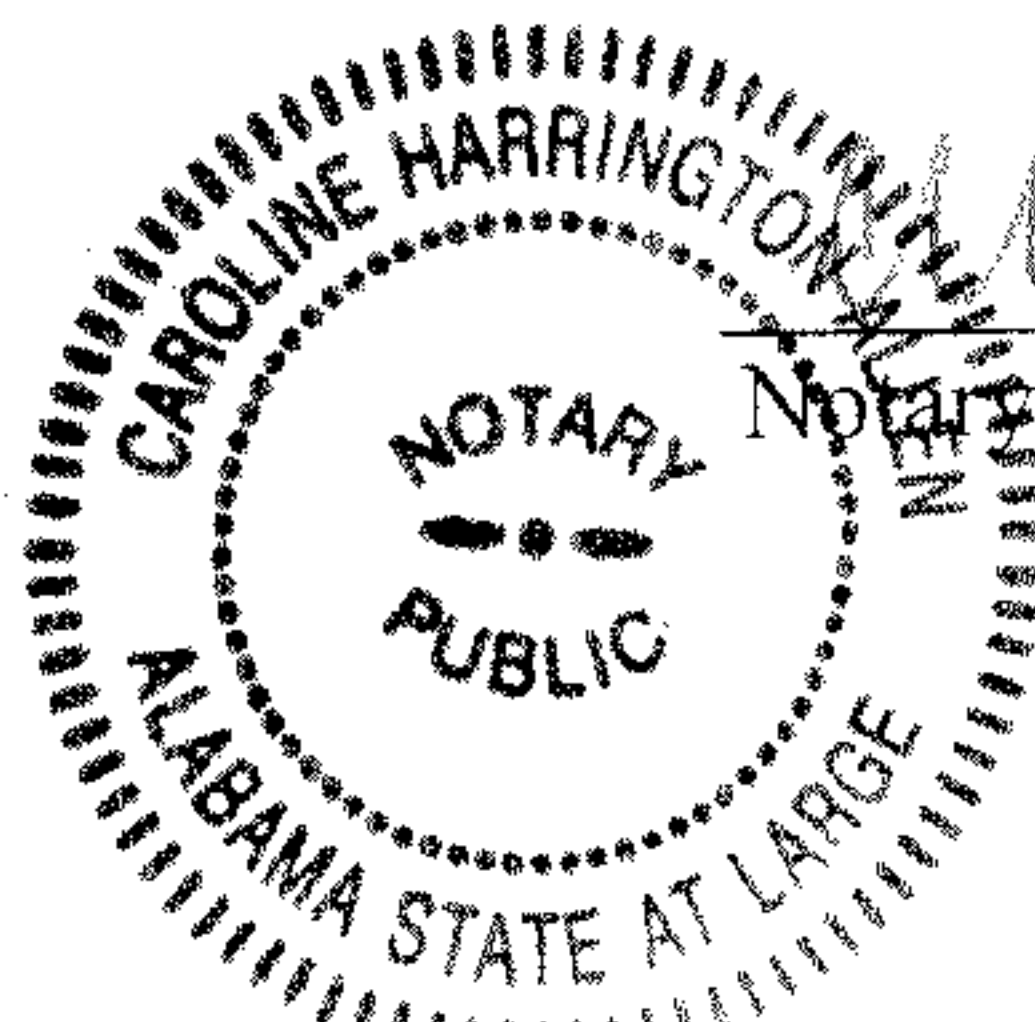
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

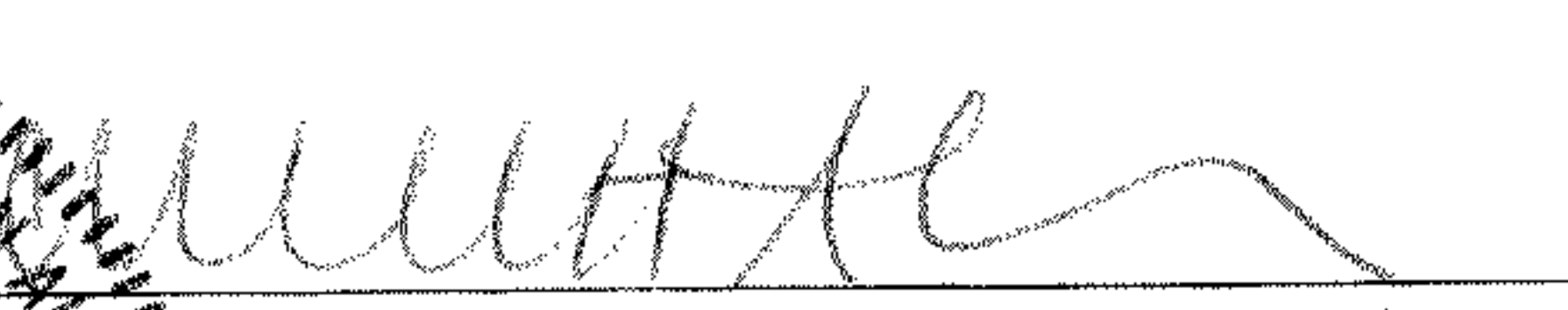
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Sean M. Ballinger and Jordan B. Ballinger, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, A.D., 2016.

My Commission Expires: 09/22/17




Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2016 02:39:58 PM
\$50.00 CHERRY
20160801000270650

