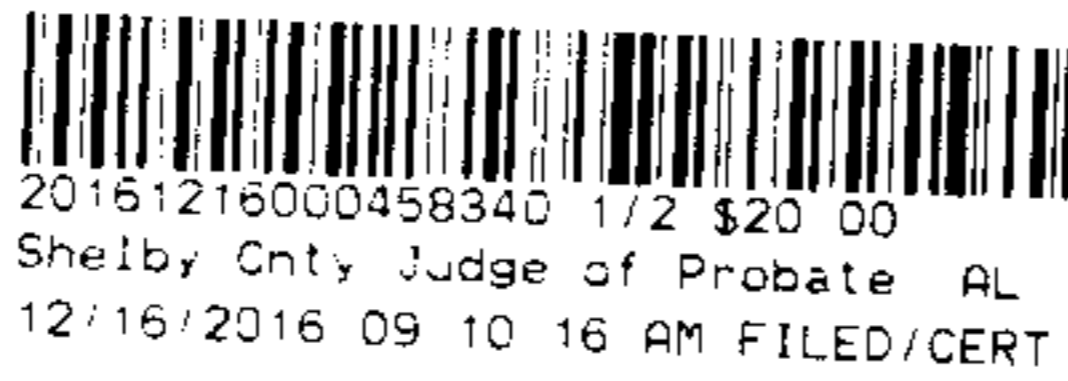


This instrument was provided by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051



Send Tax Notice to:  
**Bobby J. Phillips and Patricia Phillips**  
PO Box 259  
Calera AL 35040

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWO THOUSAND AND 00/100 DOLLARS (\$2,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenny Dale Cost, a married man (herein referred to as grantor)** grant, bargain, sell and convey unto, **Bobby J. Phillips and Patricia Phillips (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Commence at the NE Corner of Lot 14, Block Q, of a Resurvey of Russell R. Hertz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama; thence N90°00'00"W, a distance of 159.93' to the POINT OF BEGINNING; thence continue along the last describe course, a distance of 10.00'; thence S00°00'30"E, a distance of 100.20'; thence S00°10'50"E, a distance of 50.13'; thence N89°59'44"E, a distance of 10.00'; thence N00°03'57"W, a distance of 150.32' to the POINT OF BEGINNING.*

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor herein.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded 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, 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 14<sup>th</sup> day of December, 2016.


  
Kenny Dale Cost

Shelby County, AL 12/16/2016  
State of Alabama  
Deed Tax \$2.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kenny Dale Cost** whose name(s) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of December, 2016.

  
Notary Public  
My Commission Expires: 09/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Kenny Dale Cost  
Mailing Address P.O. Box 595  
Calera, AL 35040

Grantee's Name Bobby J. Phillips  
Mailing Address Patricia Phillips  
PO Box 259  
Calera AL 35040

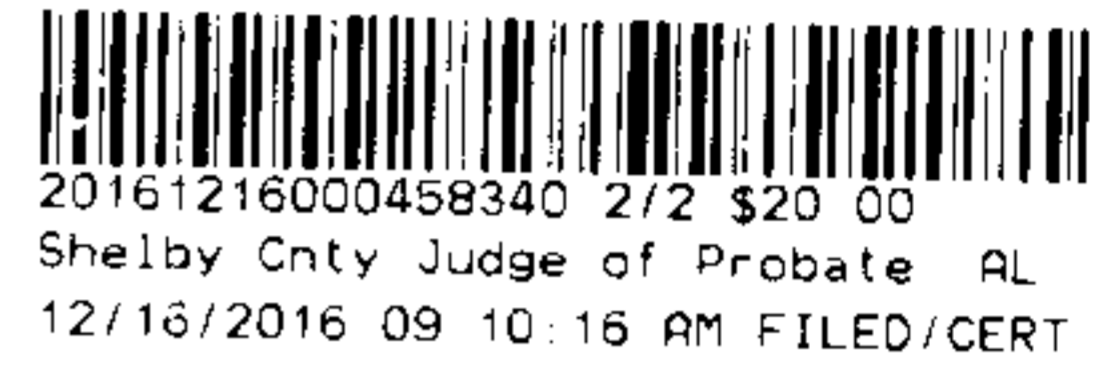
Property Address Vacant Property  
Calera, AL 35040

Date of Sale 12-14-16  
Total Purchase Price \$ 2,000.00  
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 12-14-16

Print Kenny Dale Cost

Unattested

AC  
(verified by)

Sign Kenny Dale Cost

(Grantor/Grantee/Owner/Agent) circle one