


SEND TAX NOTICE TO:  
LILLY PHILLIPS  
111 SILVERLEAF DRIVE  
PELHAM, AL 35124

This instrument was prepared by:

LILLY PHILLIPS  
111 SILVERLEAF DRIVE  
PELHAM, AL. 35124

  
20170329000104900 1/3 \$131.00  
Shelby Cnty Judge of Probate, AL  
03/29/2017 12:14:39 PM FILED/CERT

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

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOWN BY ALL MEN THESE PRESENTS That in consideration of **ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00)** the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, WE, **SHERRY TATE PUGH, A MARRIED WOMAN AND HENRY SAMUEL TATE, II, A MARRIED MAN** (herein referred to as grantors) do grant, bargain, sell and convey unto **JOSEPH D. EPPERSON AND LILLY PHILLIPS** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS.

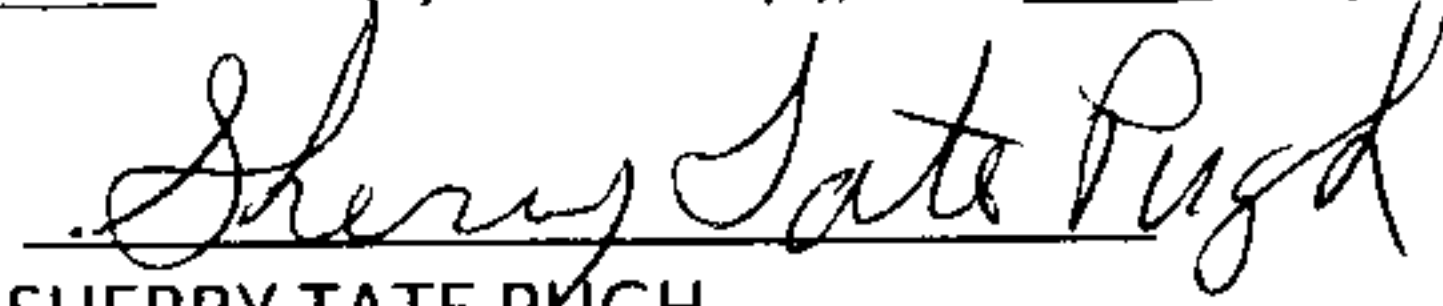
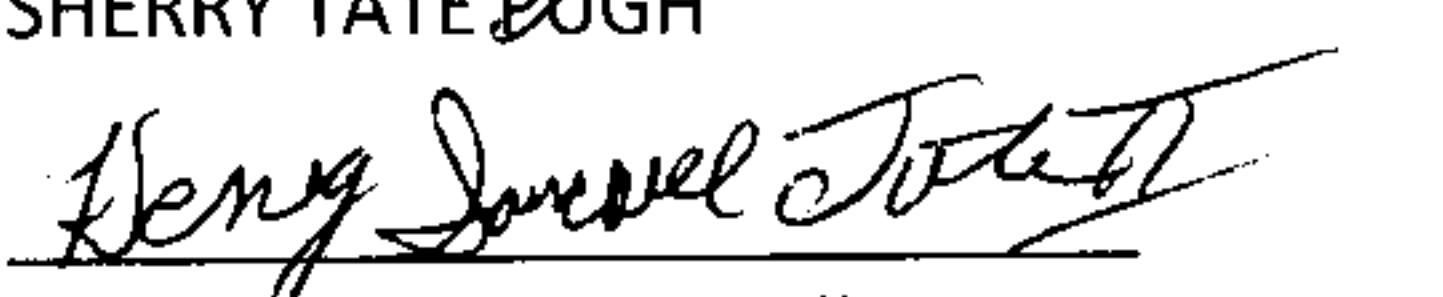
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS SPOUSE.

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, **WE** have hereunto set **OUR** hand(s) and seal(s), this **23RD** day of **MARCH**, **2017**

Shelby County, AL 03/29/2017  
State of Alabama  
Deed Tax \$110.00

  
SHERRY TATE PUGH  
  
HENRY SAMUEL TATE, II

STATE OF ALABAMA  
SHELBY COUNTY

I, SHARON E. BAREFIELD, a Notary Public in and for said County, in said State, hereby certify that **SHERRY TATE PUGH, a married woman and HENRY SAMUEL TATE, II, a married man** whose names **ARE** signed to the foregoing conveyance, and who **ARE** 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 **23RD** day of **MARCH**, **2017**.

  
NOTARY PUBLIC  
Comm Expires **02-15-21**

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL C:

A parcel of land in the SE 1/4 of the SW 1/4 of Section 13, Township 22 South, Range 1 East, being a part of the same land described in deeds to Frank Defoor, recorded in Instrument #1996-18650, #1997-27549, and #1998-20745, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the Southwest corner of said Section 13; thence East along the South line of said Section 13, a distance of 2434.70 feet to an Alabama Power Company concrete monument found; thence East along the South line of said Section 13, a distance of 97.58 feet to a 1/2-inch rebar, set with a cap stamped "S. Wheeler RLPS #16165"; thence North 20 degrees 22 minutes 26 seconds East a distance of 93.10 feet to a 1/2-inch rebar, set with a cap stamped "S. Wheeler RLPS #16165" at the point of beginning; thence South 74 degrees 10 minutes 06 seconds East a distance of 63.73 feet, to a point on the 397 foot contour of Lay Lake; thence along said contour the following courses and distances: North 02 degrees 44 minutes 55 seconds West a distance of 24.67 feet; North 06 degrees 49 minutes 54 seconds East a distance of 55.50 feet; North 20 degrees 30 minutes 23 seconds West a distance of 32.66 feet; North 45 degrees 30 minutes 10 seconds West a distance of 26.01 feet; South 66 degrees 10 minutes 37 seconds West a distance of 14.53 feet; South 47 degrees 44 minutes 51 seconds West a distance of 32.16 feet; South 55 degrees 32 minutes 17 seconds West a distance of 68.25 feet; South 29 degrees 53 minutes 35 seconds West a distance of 29.33 feet; thence South 74 degrees 10 minutes 06 seconds East a distance of 73.94 feet to the point of beginning.

Together with the following non-exclusive access easement:

Commencing at the Southwest corner of said Section 13; thence East along the South line of said Section 13, a distance of 2434.70 feet to an Alabama Power Company concrete monument found; thence East along the South line of said Section 13, a distance of 74.74 feet to the point of beginning; thence East along the South line of said Section 13, a distance of 15.72 feet to a point; thence North 40 degrees 13 minutes 17 seconds East a distance of 37.55 feet to a point; thence North 20 degrees 22 minutes 26 seconds East, a distance of 60.93 feet to a point; thence North 74 degrees 10 minutes 06 seconds West a distance of 12.04 feet to a point; thence South 20 degrees 22 minutes 26 seconds West a distance of 57.87 feet to a point; thence South 40 degrees 13 minutes 17 seconds West a distance of 45.40 feet to the point of beginning.



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# Real Estate Sales Validation Form

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

Grantor's Name Sherry Tate Pugh Grantee's Name Lilly Phillips + Joseph D  
Mailing Address HENRY SAMUEL TATE II Mailing Address 114 Silverleaf Dr  
125 CHESTNUT DR PELHAM, AL 35124  
ALABASTER AL 35007

Property Address 42 Blue GILL DR Date of Sale 3-23-17  
Shelby AL 35143 Total Purchase Price \$ 110000.



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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 ☐ Appraisal  
☐ Sales Contract ☒ Other DEED  
☐ Closing Statement

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 3-23-17

Print SHARON BAREFIELD

Sign Sharon Barefield  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested  
(verified by)

Form RT-1