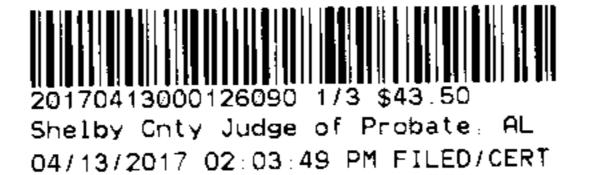
This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080



Send Tax Notice to: Justin K. & Brandy L. Fincher 324 Grande View Trail Maylene, AL 35114

STATE OF ALABAMA SHELBY COUNTY }

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED (\$267,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS. **James L. Phillips** and **Jane M. Phillips**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Justin K. Fincher** and **Brandy L. Fincher**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 438, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4<sup>th</sup> Addition, as recorded Map Book 21, Page 100 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, 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 GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to

said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James L. Phillips** and **Jane M. Phillips**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the  $\frac{\partial \mathcal{L}}{\partial \mathcal{L}}$  day of

\_, 2017.

Notary Public/

My Commission Expires:\_

JUSTIN SMITHERMAN

Notary Public, Alabama State At Large My Commission Expires Jan. 18, 2021

20170413000126090 2/3 \$43.50 Shelby Cnty Judge of Probate: AL 04/13/2017 02:03:49 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name	James L. Phillips Jane M. Phillips	Grantee's Name	Justin K. Fincher Brandy L. Fincher
Mailing Address	2818 Reserve Court		324 Grande View Trail
	Vestavia Hills, AL 35243	_	Maylene, AL 35114
		_	
Property Address	324 Grande View Trail	Date of Sale	04/10/2017
	Maylene, AL 35114	Total Purchase Price	\$267,500.00
## ## ## ## ## ### ### ### ### #### ####		or	•
		_ Actual Value or	\$
Shelby Cnty	126090 3/3 \$43.50 Judge of Probate, AL 02:03:49 PM FILED/CERT	Assessor's Market Value	\$
		this form can be verified in th	ne following documentary
•		entary evidence is not requir	
Bill of Sale		Appraisal	
Sales Contract Closing Statement		Other	· · · · · · · · · · · · · · · · · · ·
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
	<u>, , , , , , , , , , , , , , , , , , , </u>	Instructions	
	d mailing address - provide in current mailing address.	the name of the person or pe	ersons conveying interest
Grantee's name ar	_	the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	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.			
conveyed by the in		This may be evidenced by a	n appraisal conducted by a
excluding current a responsibility of va	use valuation, of the property		ate of fair market value, official charged with the the taxpayer will be penalized
accurate. I further	t of my knowledge and belief understand that any false st cated in <u>Code of Alabama 19</u>	atements claimed on this for	ed in this document is true and may result in the imposition
Date 04/10/2017		Print Justin Smitherman	
Unattested		Sign	
	(verified by)		ee/Owner/Agent) circle one

Form RT-1