

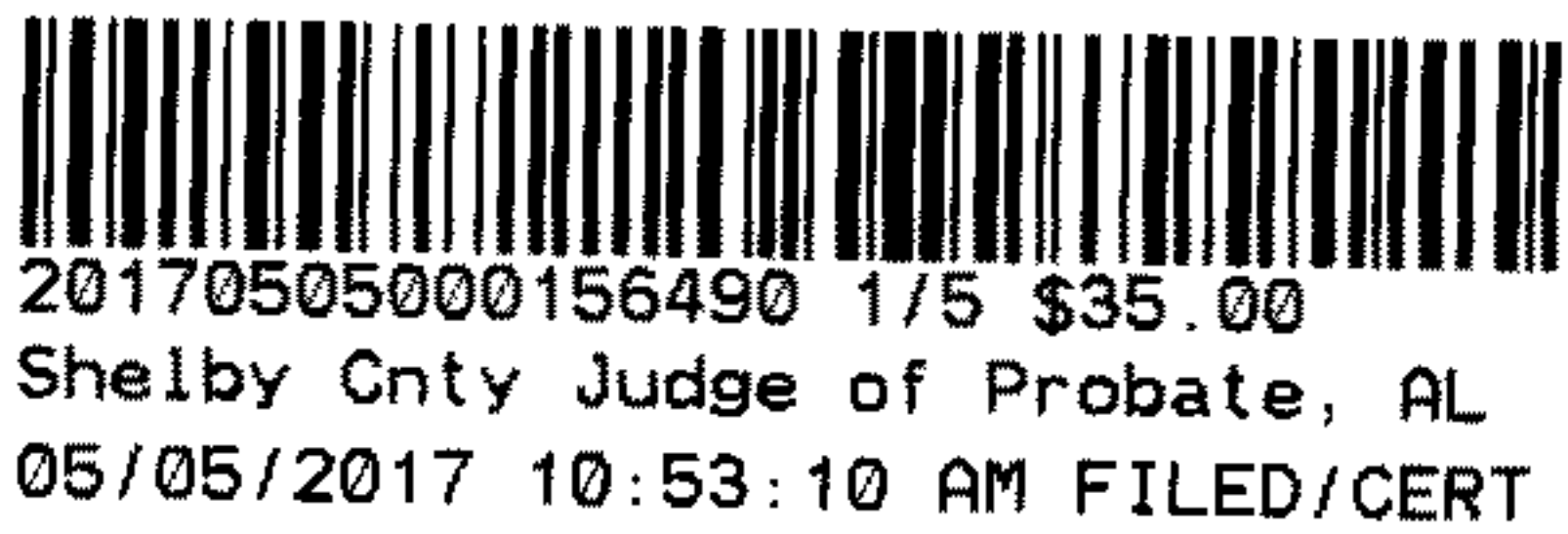
This instrument was prepared without
benefit of title evidence by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
114 Nearest Lane
Columbiana, AL 35051

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred Sixty Two and 83/100 DOLLARS (\$7,562.83) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Connie G. Channin, married, and Ronnie W. Gillen, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Terry Phillips and Shirley Phillips, a married couple (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**See legal description attached hereto as Exhibit A and incorporated by
reference as if fully setout herein.**

Subject to the 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

All of the above consideration is being paid from a purchase money mortgage being recorded simultaneously herewith.

The above described property is not the homestead of either GRANTOR or their spouse(s).

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

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and

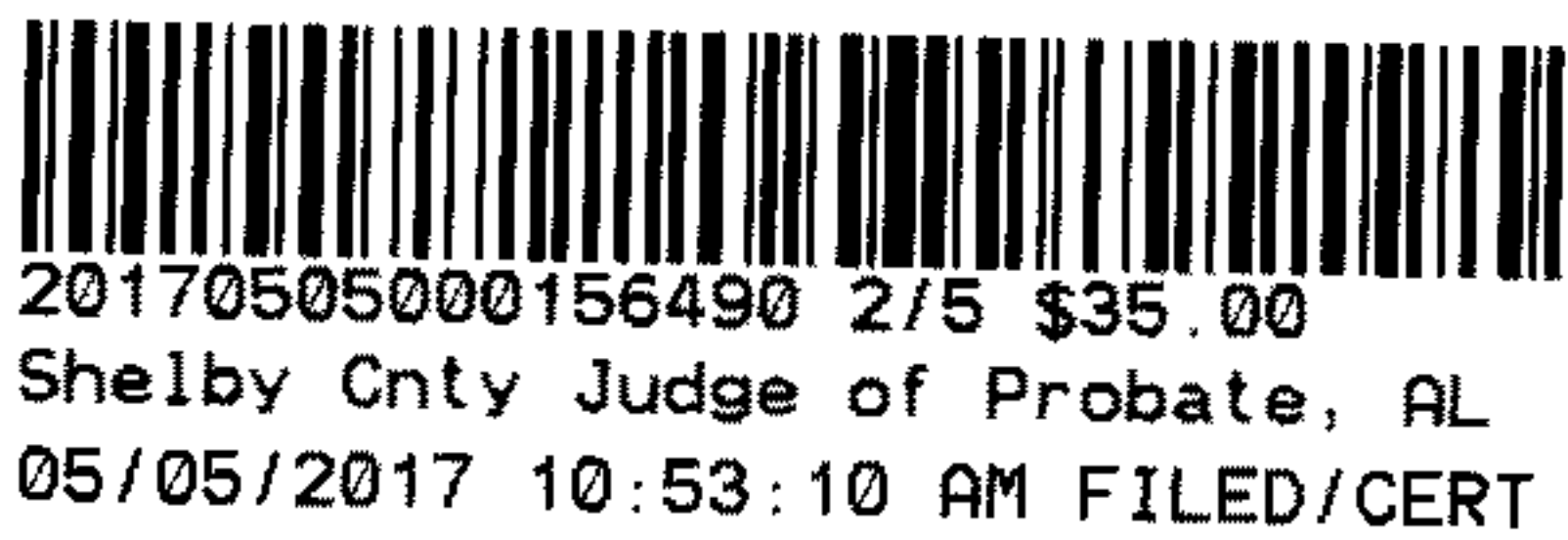
administrators shall warrant and defend the same to the said GRANTEE and GRANTEE’S heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR’S hand and seal,
this the 3rd day of May, 2017.

Connie G. Channin
Connie G. Channin

STATE OF ALABAMA)
SHELBY COUNTY)

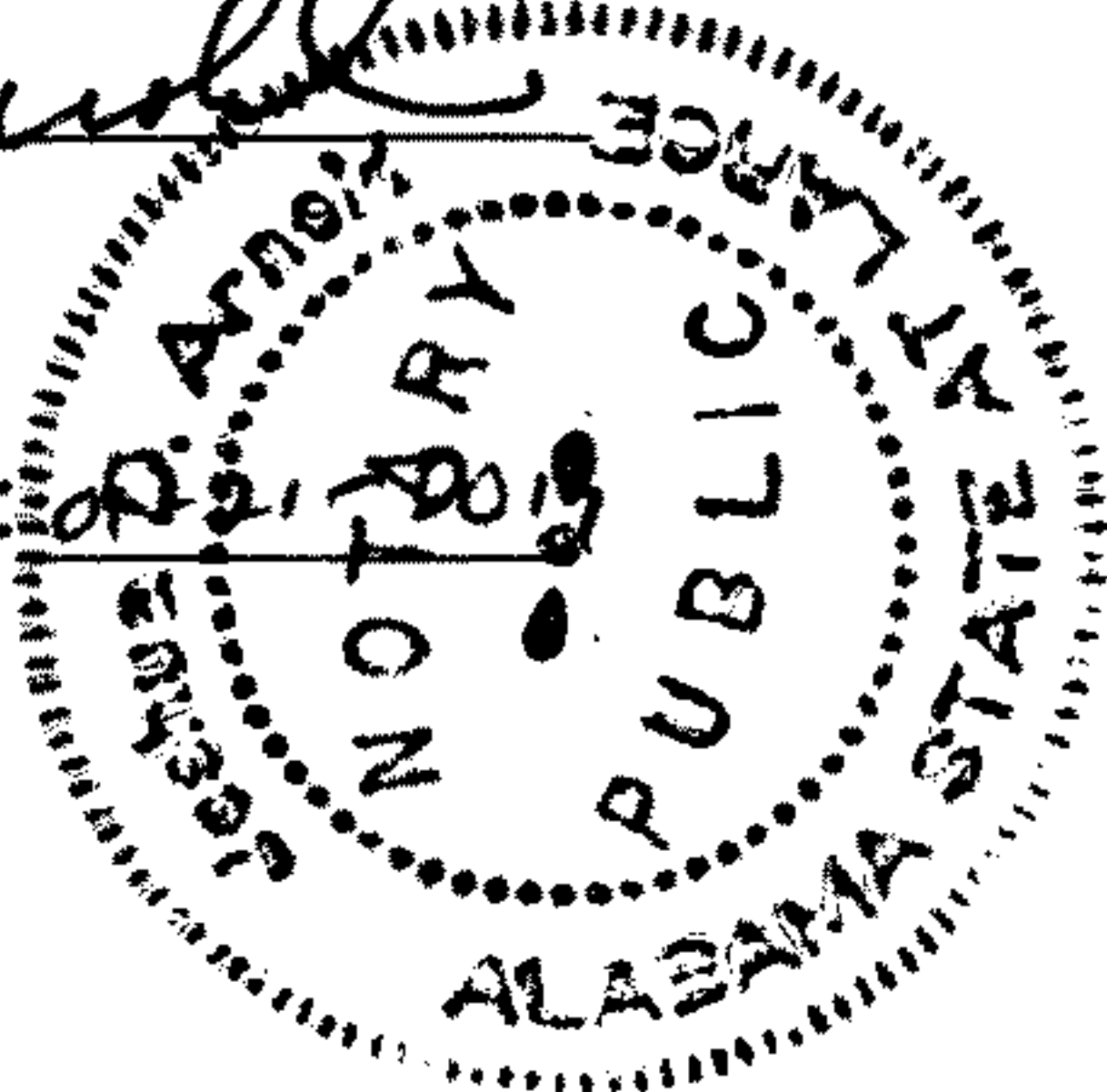
General Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie G. Channin, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 2017.

Joshua D. Arnold
Notary Public
My Commission Expires: 02-21-2019



Ronnie W. Gillen
Ronnie W. Gillen

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie W. Gillen, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of May, 2017.

Joshua D. Arnold
Notary Public
My Commission Expires: 01-21-2019

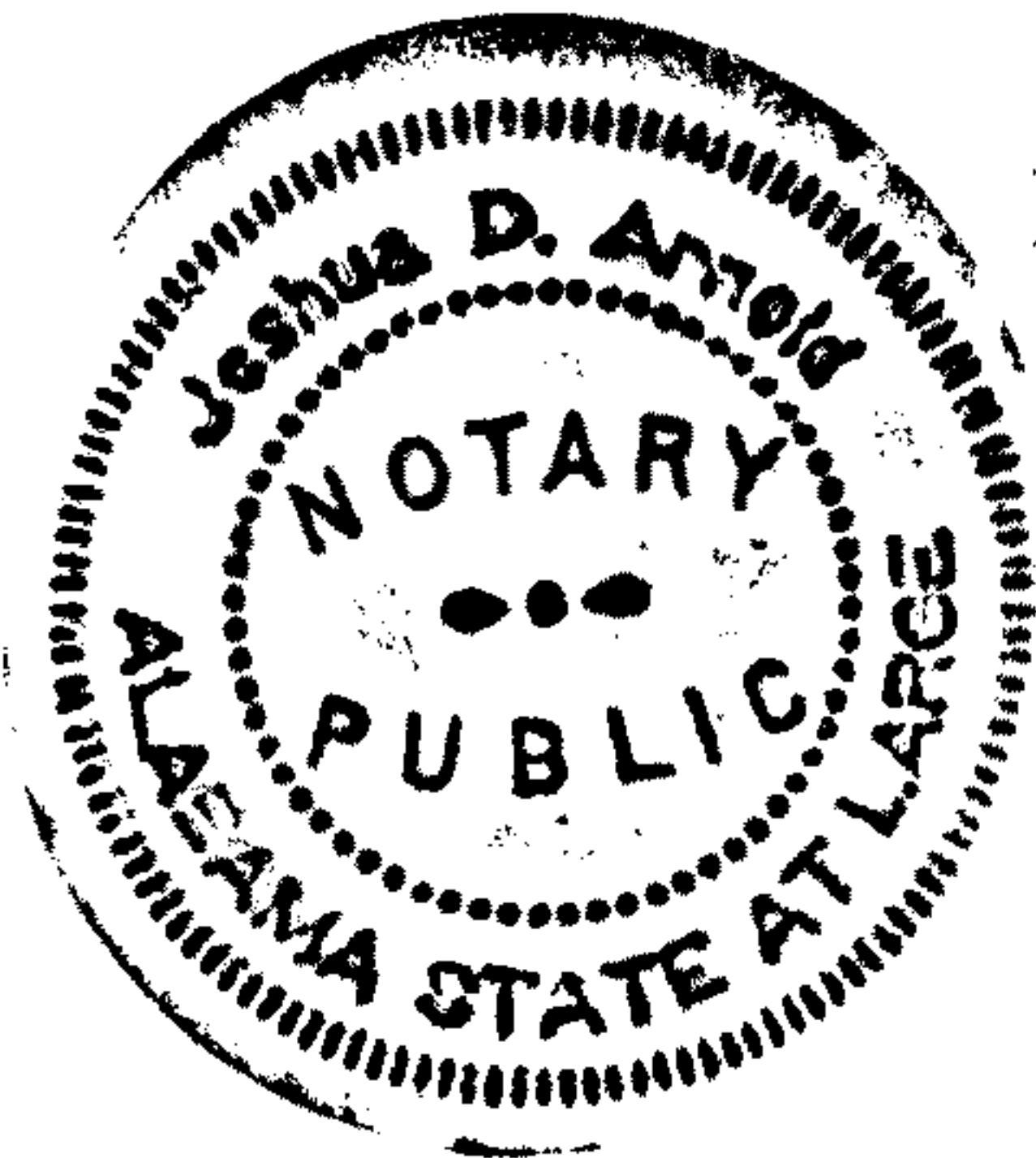


EXHIBIT "A"

PARCEL 1

BEGIN at the NW Corner of Lot 1 of the Fox Family Subdivision, as recorded in Map Book 44, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S80°38'40"W, a distance of 188.00'; thence N02°42'42"E, a distance of 384.71'; thence N29°34'18"W, a distance of 142.19'; thence N25°13'41"W, a distance of 140.58'; thence N85°27'23"E, a distance of 210.00'; thence S74°55'32"E, a distance of 187.09'; thence S10°39'33"W, a distance of 103.70'; thence S08°33'41"W, a distance of 472.81' to the POINT OF BEGINNING.

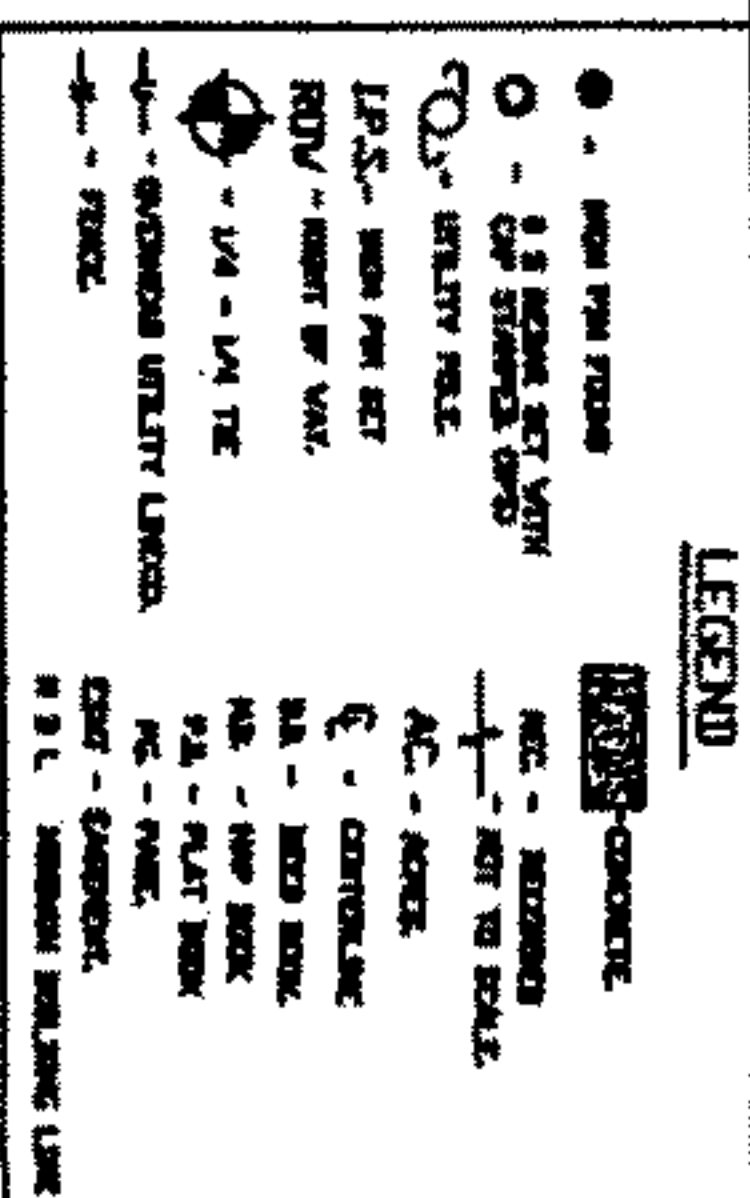
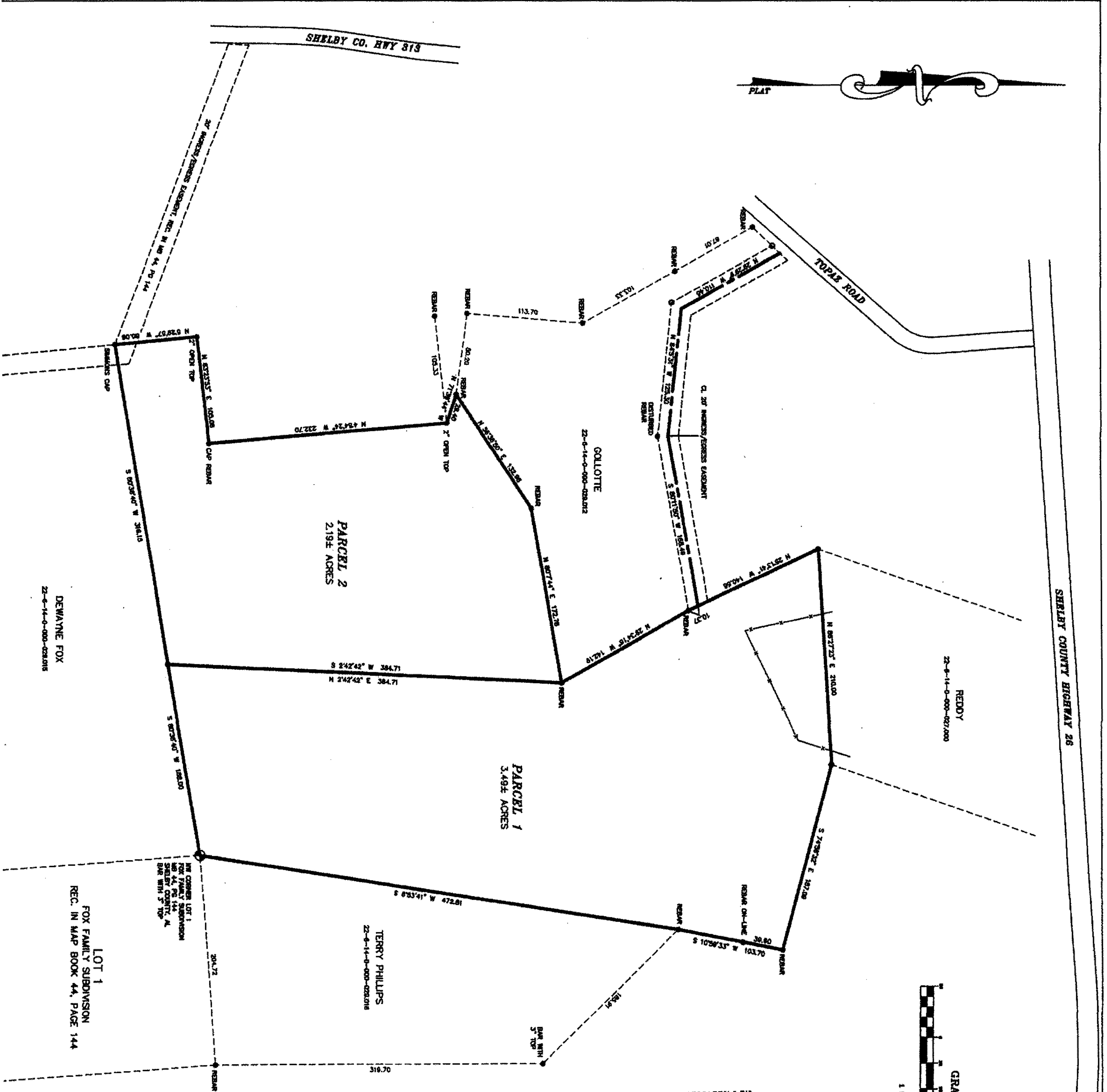
Said Parcel situated in the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama and containing 3.49 acres, more or less.

ALSO AND INCLUDING A 20' Ingress/Egress Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of Lot 1 of the Fox Family Subdivision, as recorded in Map Book 44, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence S80°38'40"W, a distance of 188.00'; thence N02°42'42"E, a distance of 384.71'; thence N29°34'18"W, a distance of 142.19'; thence N25°13'41"W, a distance of 10.37' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S80°11'50"W, a distance of 168.49'; thence N84°05'31"W, a distance of 125.30'; thence N29°29'09"W, a distance of 110.45' to the Southeasterly R.O.W. line of Topaz Road and the POINT OF ENDING OF SAID CENTERLINE.



20170505000156490 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/05/2017 10:53:10 AM FILED/CERT



20170505000156490 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/05/2017 10:53:10 AM FILED/CERT

[illegible]

According to my survey of March 22, 2017

Rodney Shilbitt Al. Reg. #21704

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298
JOB NO 17009

BOUNDARY SURVEY

NOTES

1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON PLAT & DEEDS.
2. NO TITLE COMMITMENT FURNISHED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEED/RECORDED MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.

Real Estate Sales Validation Form

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

Grantor's Name	<u>CONNIE G. CHANNIN : RONNIE W. GILLEN</u>	Grantee's Name	<u>TERRY : SHIRLEY PHILLIPS</u>
Mailing Address	<u>108 HWY 313</u> <u>COLUMBIA, AL 35051</u>	Mailing Address	<u>114 NEAREST LANE</u> <u>COLUMBIA, AL 35051</u>
Property Address	<u>ADJACENT TO:</u> <u>114 NEAREST LANE</u> <u>COLUMBIA, AL 35051</u>	Date of Sale	<u>05-03-2017</u>
		Total Purchase Price	<u>\$ 7,562.83</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 05-03-2017

Print JOSHUA D. ARNOLD

Sign

☒ Unattested

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

20170505000156490 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/05/2017 10:53:10 AM FILED/CERT

Form RT-1