

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Sixty Seven Thousand and 00/100 (\$167,000.00)** and other good and valuable consideration to the undersigned Grantor, **Paxton Egler, a married man** in hand paid by **Charles Phillips and Stacy Phillips** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Charles Phillips and Stacy Phillips** hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, if any
3. Permit to Alabama Gas Corporation as recorded in Real Record 226, page 469
4. Permit to Alabama Power Company as recorded in Deed Book 149, page 379
5. Rights of others in and to the use of an easement for ingress and egress, which is a private drive, not maintained by Shelby County
6. Any portion of land lying within any public road right of way
7. Rights of others in and to the use of the 60 foot ingress/egress easement as set out in Deed Book 304, page 106
8. Rights of others in and to the use of the right of way as recorded in Deed Book 318 page 70
9. This is not the primary residence of the Grantor no his spouse.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

Given under our hand and seal this 5th day of May, 2017


Paxton Egler

STATE OF ALABAMA

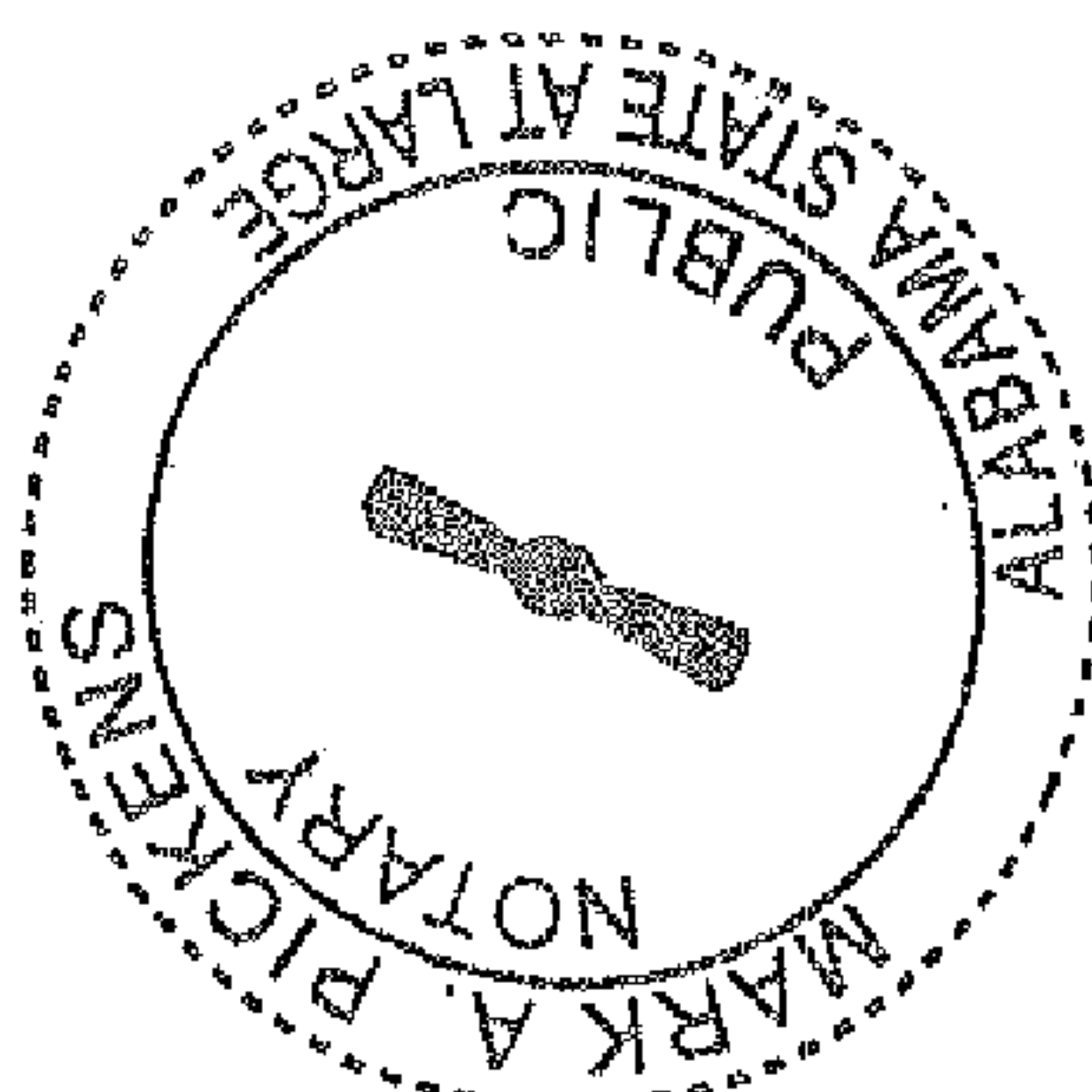
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Paxton Egler, a married man**, who 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 seal this 5th day of May, 2017


Notary Public

My Commission Expires: 3-10-2021



Prepared By:
Mark A. Pickens
Post Office Box 59372
Birmingham, AL 35259
MAP# 17-0061

Mail Tax Notices to:
Charles Phillips and Stacy Phillips
114 Big Oak Drive
Maylene, Alabama 35214

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

Lots 3 & 4, according to the Map of Weaver Farms as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

PARCEL 1:

Begin at the NE corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence S01°36'47"W, a distance of 100.38 feet to a rebar; thence S00°01'14"W, a distance of 375.26 feet to a rebar; thence S01°46'16"E, a distance of 129.63 feet to a Wheeler cap; thence S89°53'42"W, a distance of 204.00 feet to a Wheeler cap; thence S00°06'18"E, a distance of 216.04 feet to a Wheeler cap; thence N89°53'42"E, a distance of 204.00 feet to a Wheeler cap; thence S00°31'38"W, a distance of 274.26 feet to a rebar; thence S03°17'32"W, a distance of 239.86 feet to the SE corner of above said SW 1/4 of the NW 1/4, being a rebar; thence S88°34'29"W, a distance of 644.56 feet to a Wheeler cap; thence S87°31'08"W, a distance of 460.73 feet to a Wheeler cap and a point on the Easterly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N14°35'21"W and along said R.O.W. line a distance of 810.68 feet to a Wheeler cap; thence N88°44'06"E, and leaving said R.O.W. line, a distance of 165.00 feet to an iron pin set; thence N42°13'17"E, a distance of 139.12 feet to a Conn & Allen cap; thence N21°50'10"W, a distance of 145.02 feet to a Conn & Allen cap; thence N31°31'24"W, a distance of 339.86 feet to an iron pin set; thence N87°33'12"E, a distance of 1298.32 feet to the Point of Beginning.

PARCEL 2:

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence N87°35'13"E, a distance of 119.31 feet to a Wheeler cap and a point on the Westerly R.O.W. line of Shelby County, Highway No. 37, 80' R.O.W.; thence N14°35'25"W and along said R.O.W. line, a distance of 480.91 feet to a Wheeler cap; thence S00°14'12"E and leaving said R.O.W. line a distance of 470.43 feet to the Point of Beginning.

PARCEL 3:

Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence S88°34'29"W, a distance of 644.56 feet to a Wheeler cap; thence S00°08'20"E, a distance of 661.26 feet to a Wheeler cap; thence N88°17'38"E, a distance of 653.93 feet to a Wheeler cap; thence N00°56'51"W, a distance of 657.91 feet to the Point of Beginning.

Paul R. Gah

05/05/17

Real Estate Sales Validation Form

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

Grantor's Name	Paxton Egger	Grantee's Name	Charles Phillips and Stacy Phillips
Mailing Address	1033 Baron Lane Chelsea, AL 35043	Mailing Address	114 Big Oak Drive Maylene, Alabama 35114
Property Address	Raw Land 29-1-01-0-000-011.006 29-1-01-0-000-006.003 29-1-01-0-000-006.002 29-1-01-0-000-008.000	Date of Sale	05/05/2017
		Total Purchase Price \$	167,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Warranty Deed

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 5-5-2017

Print Mark A. Pickens

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/24/2017 02:17:49 PM
\$188.00 CHERRY
20170524000182020

James W. Fuhrmeister