

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, Alabama 35124

Send Tax Notice To:
Kenneth W Phillips
Louise A Phillips
7655 Highway 47
Shelby, AL 35143

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20170727000269130
07/27/2017 09:22:09 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Robbie Hurst, formerly known as Robbie N. Bagby, and husband, Charles G. Hurst, III, whose mailing address is:

1016 Colonial Drive, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kenneth W Phillips and Louise A Phillips, whose mailing address is:

7655 Highway 47, Shelby, AL 35143

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 7655 Highway 47, Shelby, AL 35143 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

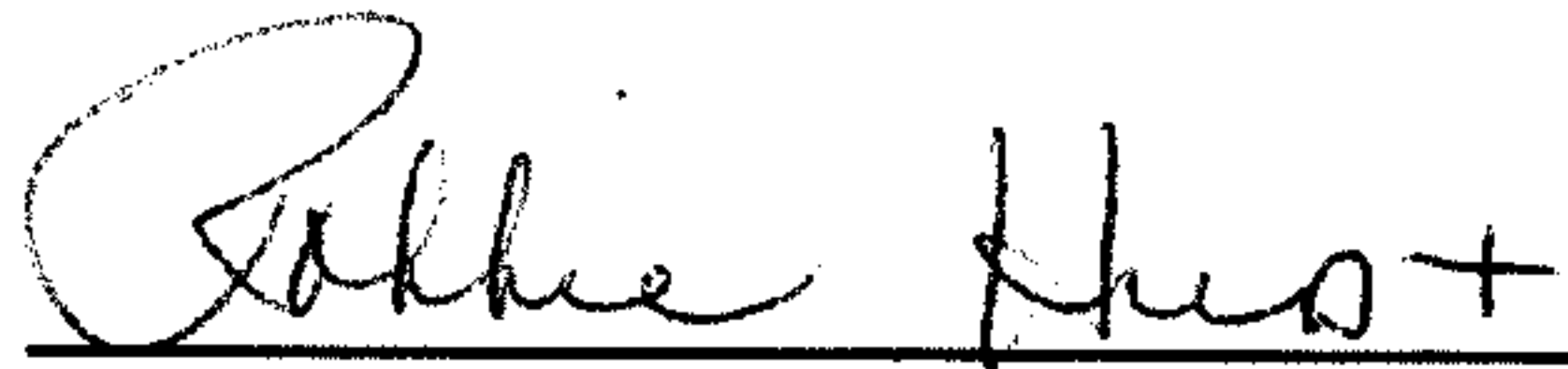
Subject to: All easements, restrictions and rights of way of record.

\$137,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed 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 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 26th day of July, 2017.



Robbie Hurst

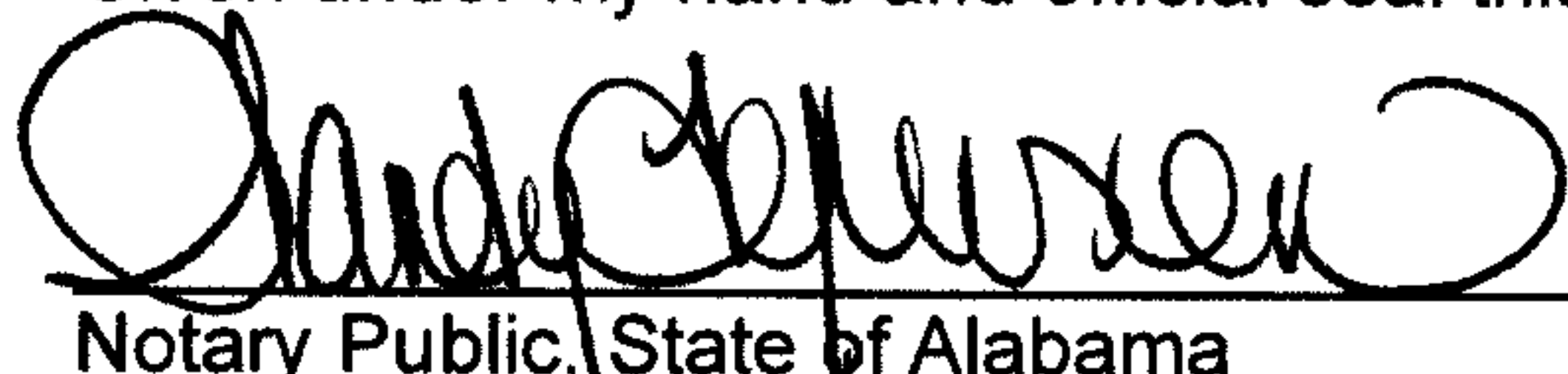


Charles G. Hurst, III

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robbie Hurst and Charles G. Hurst, III, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2017.



Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: February 02, 2019

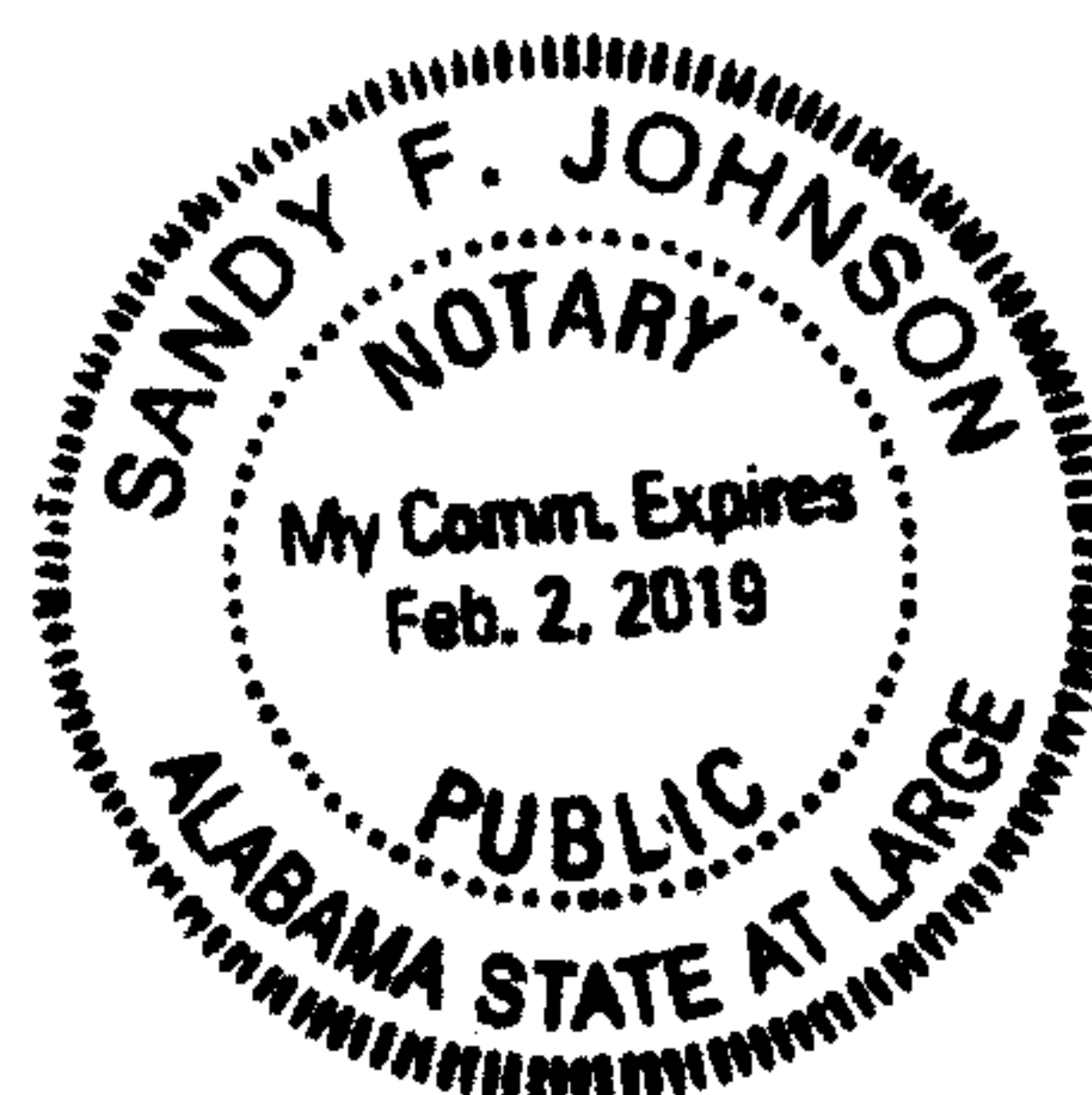
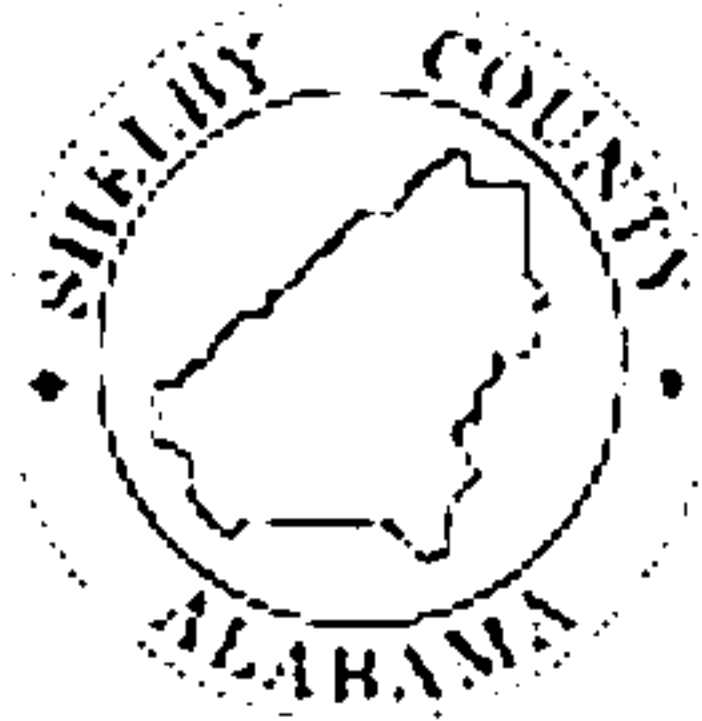


EXHIBIT "A"
LEGAL DESCRIPTION

20170727000269130 07/27/2017 09:22:09 AM DEEDS 2/2

Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama and run South 89°50'30" East for 22.68 feet to the East right of way of County Road 47; thence leaving said road, run North 89°54'48" East for 67.00 feet to the point of beginning. From said point of beginning, run North 89°54'48" East for 214.67 feet; thence run South 89°55'19" East for 267.07 feet; thence run South 34°45'50" West for 401.10 feet to the East right of way of County Road 47; thence along said road, run North 44°10'14" West for 431.30 feet; thence leaving said road, run North 66°58'22" East for 51.60 feet to the point of beginning. According to the survey dated 8/26/2011 by Michael G. Moates, Alabama License Number 19262.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/27/2017 09:22:09 AM
\$19.00 CHERRY
20170727000269130

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name and title.