

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED RIGHT OF SURVIVORSHIP

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **One Hundred Fifteen Thousand and 00/100 (\$115,000.00)** and other good and valuable consideration to the undersigned Grantors, **Leonard M. Mattox and wife, Norma Jean Mattox** in hand paid by **Charles B. Phillips and Stacy T. 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:

**Lot 2, according to the recorded map of WEAVER FARMS, as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.**

**Also, a parcel of land lying in the NE ¼ of the NW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:**

**Commence at the Northeast corner of said 1/4 - 1/4 Section, thence run West along the North 1/4 - 1/4 line 611.49 feet to a point on the East right of way of the Old L & N Railroad spur; thence turn left 108 Degrees 22 minutes 59 seconds and run southeast along said right of way 743.01 feet to the point of beginning; thence continue last course 62.70 feet; thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right of way of Shelby County Highway #47; thence Turn left 82 degrees 40 minutes 21 seconds and run northwest along said highway right of way 60.49 Feet; thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama.**

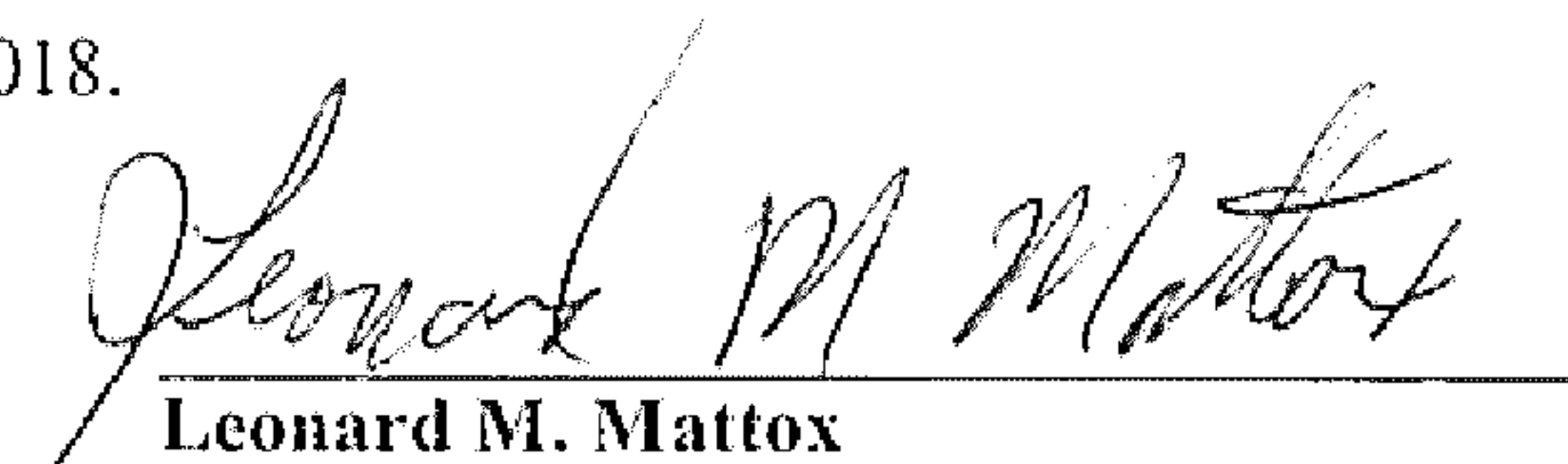
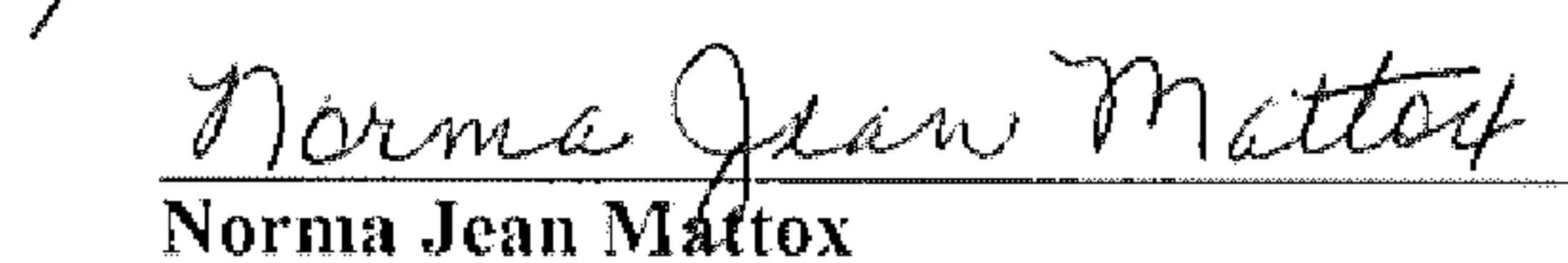
**According to the survey of Amos Cory, P.L.S., #10550, dated March 21, 1988.**

**Together with all rights acquired by Weaver Land Co. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Co., dated February 13, 1989, recorded in Real Record 226, Page 469, in Probate Office.**

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to Easement to Alabama Power Company recorded in Instrument Number 20090817000316200.
3. Permit to Alabama Gas Corporation as recorded in Real Record 226, page 469
4. 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 recorded in instrument number 20160304000070170 and 20160304000070180.

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.

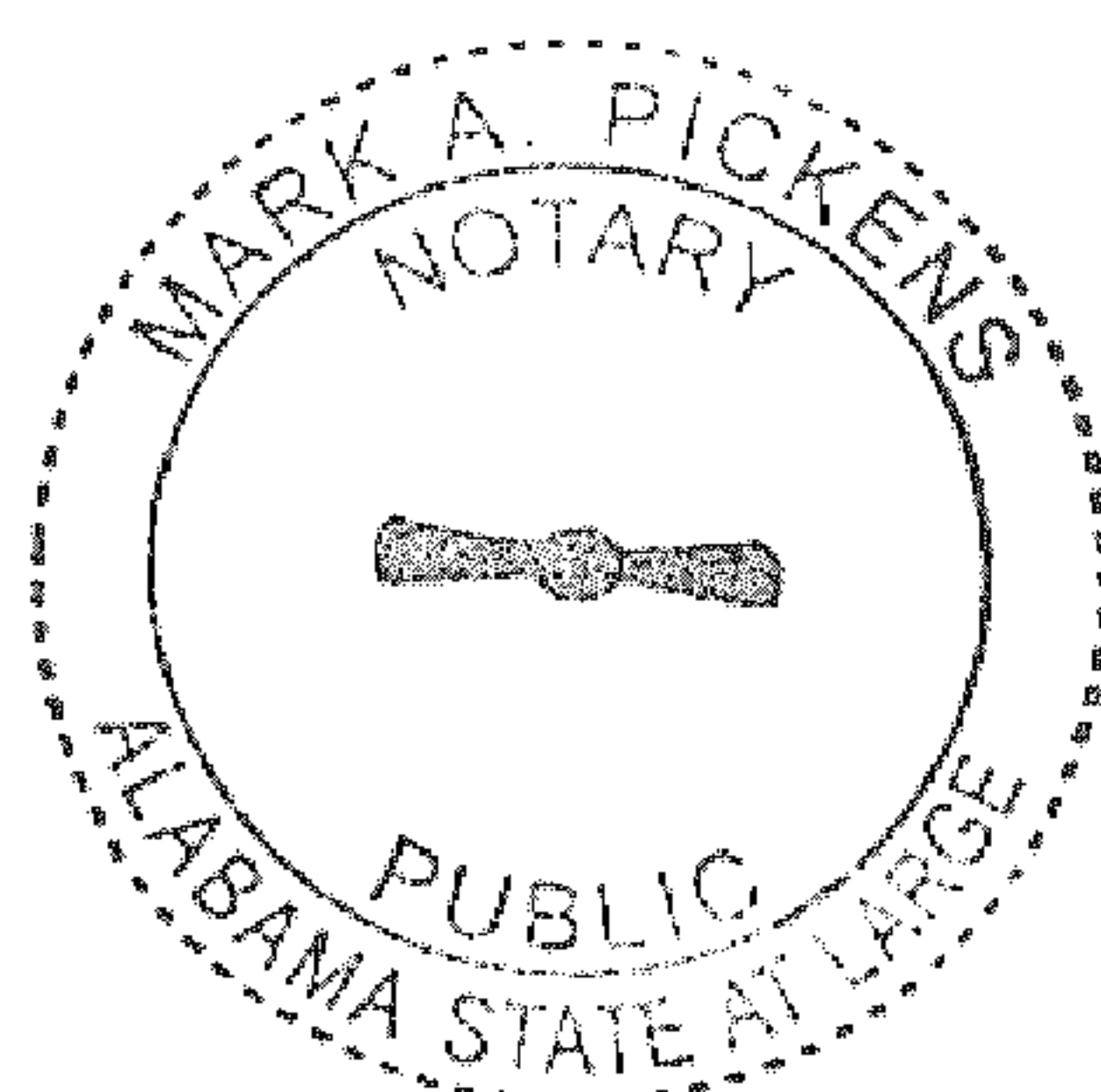
Given under our hand and seal this 26th day of January, 2018.

  
Leonard M. Mattox  
  
Norma Jean Mattox


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Leonard M. Mattox and Norma Jean Mattox**, who 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 seal this 26<sup>th</sup> day of January, 2018.



Prepared By:  
Mark A. Pickens  
Post Office Box 26101  
Birmingham, AL 35260  
MAP# 17-0145

  
Notary Public  
My Commission Expires: 3-10-2021

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

## Real Estate Sales Validation Form

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

Grantor's Name Leonard M. Mattox  
 Mailing Address 102 Myrtle Street  
Columbiana, AL 35051

Grantee's Name Charles B. Phillips  
 Mailing Address Stacy T. Phillips  
114 Big Oak Drive  
Maylene, AL 35114

Property Address Lot 2 Weaver Farms  
Columbiana, Alabama

Date of Sale 01/26/2018  
 Total Purchase Price \$ 115,000.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/29/2018 08:17:59 AM  
 \$133.00 CHERRY  
 20180129000028150

*[Signature]*

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  
☒ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

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 1/26/18

Print MARK A. PEEKS

Unattested

Sign

*[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one