

Prepared by:  
Sandy Johnson  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

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03/20/2018 01:52:11 PM  
DEEDS 1/2

Send Tax Notice To:  
Michael S. Phillips  
Kimberly H. Phillips  
Wayne Horton

411 Horton Cv Rd  
Calera, AL 35040

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)** 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

**Commercial Corner, LLC, an Alabama Limited Liability Company, whose mailing address is:**

5528 Hwy 11, Pelham, AL 35124

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

**Michael S. Phillips, Kimberly H. Phillips, and Wayne Horton, whose mailing address is:**

411 Horton Cove Rd, Calera AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Jefferson County, Alabama, to-wit:

### PARCEL I:

Beginning at the SW corner at the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 87 degrees 56'52"E, a distance of 1,535.66' to the westerly right-of-way line of Shelby County Hwy. 86; thence N 25 degrees 27'33"E along said right-of-way, a distance of 908.36' to the southerly right-of-way line at Heart of Dixie Railroad; thence S 88 degrees 46'50"W and leaving said Hwy. 86 and along said Railroad right-of-way, a distance of 721.81' to a point of curve to the right having a radius of 909.16' and a central angle of 33 degrees 56'02"; thence westerly along the arc and along said right-of-way a distance of 538.45'; thence N 57 degrees 17'08"W along said right-of-way, a distance of 450.36' to a point of curve to the left having a radius of 904.88' and a central angle of 23 degrees 02'53"; thence westerly along the arc and along said right-of-way a distance of 364.00'; thence S 00 degrees 57'58"E and leaving said right-of-way, a distance of 1,378.08' to the POINT OF BEGINNING.

### PARCEL II:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 57'58"W, a distance of 1,378.08'; thence continue northerly along said line, a distance of 101.57' to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 12.71' to the southerly right-of-way line of Shelby County Hwy 42 and to a point on a curve to the left having a radius or 3,574.20' and a central angle of 0 degrees 38'15", said curve subtended by a chord bearing S 84 degrees 20'16"E and a chord distance of 39.77'; thence easterly along the arc and along said right-of-way, a distance of 39.77'; thence S 84 degrees 39'23"E along said right-of-way, a distance of 1,535.71'; thence S 08 degrees 25'37"W and leaving said right-of-way, a distance of 383.50' to the northerly right-of-way line of Heart of Dixie Railroad; thence S 88 degrees 46'50"W along said right-of-way, a distance of 285.94' to a point of curve to the right having a radius of 809.16' and a central angle of 33 degrees 56'02"; thence westerly along the arc and along said right-of-way a distance of 479.23'; thence N 57 degrees 17'08"W along said right-of-way, a distance of 450.36' to a point of curve to the left having a radius 1,004.88' and a central angle of 24 degrees 07'00";

thence westerly along the arc and along said right-of-way a distance of 422.97' to the POINT OF BEGINNING.

PARCEL III:

Beginning at the NW corner of the NW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 87 degrees 53'06"E, a distance of 2,636.25'; thence S 00 degrees 45'10"E, a distance of 1,296.75'; thence S 01 degrees 25'14"E, a distance of 365.15' to the northerly right-of-way line of Shelby County Hwy 42 and to a point on a curve to the left having radius of 3,013.08' and a central angle of 20 degrees 58'26", said curve subtended by a chord bearing N 74 degrees 10'10"W and a chord distance of 1096.82'; thence westerly along the arc and along said right-of-way, a distance of 1,102.98'; thence N 84 degrees 39'23"W along said right-of-way, a distance of 1,544.82' to a point of curve to the right having a radius of 3,494.20' and a central angle of 00 degrees 47'50"; thence westerly along the arc and along said right of-way a distance of 48.62'; thence N 00 degrees 57'58"W and leaving said right of way a distance of 1,116.61' to the POINT OF BEGINNING.

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

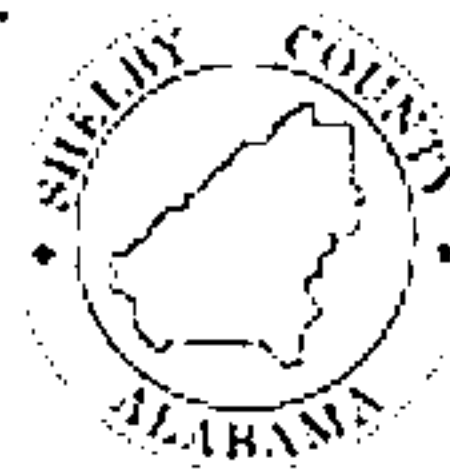
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 19th day of March, 2018.

COMMERCIAL CORNER, LLC

  
Rodney Denman  
Managing Member



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/20/2018 01:52:11 PM  
\$248.00 CHERRY  
20180320000092310

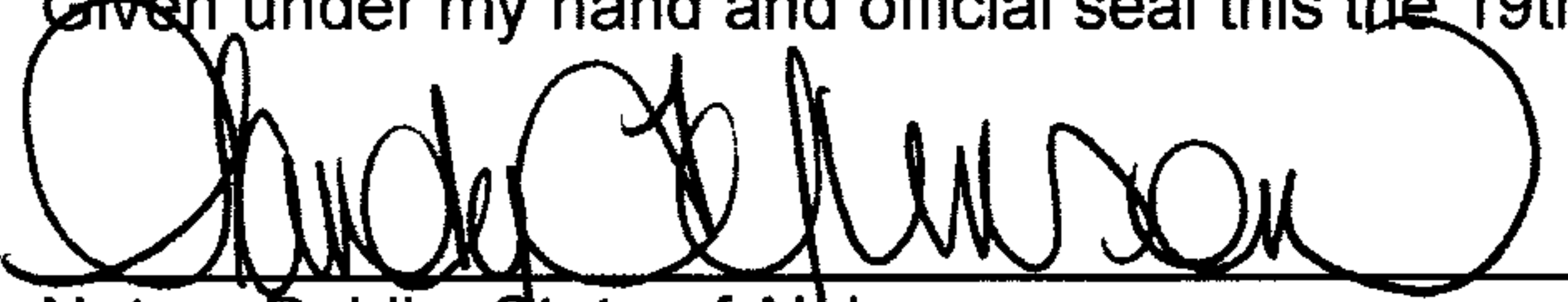


State of Alabama  
County of Shelby

Rodney Denman, as  
Managing Member of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Commercial Corner, LLC, 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 19th day of March, 2018.

  
Notary Public, State of Alabama  
Sandy Johnson  
Printed Name of Notary  
My Commission Expires: February 02, 2019

