

Send tax notice to:  
James N. & Susan O. Phillips  
318 North Lake Road  
Hoover, AL 35242  
**BHM1800361**

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**20180601000192740**  
**06/01/2018 01:01:22 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Seventy Nine Thousand and 00/100 Dollars (\$579,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Kenneth L. Collier and Judith D. Collier**, husband and wife, whose mailing address is: 320 Northlake Road, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **James Nunley Phillips and Susan O. Phillips** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey of Greystone Farms North, Phase 1, as recorded in Map Book 21, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

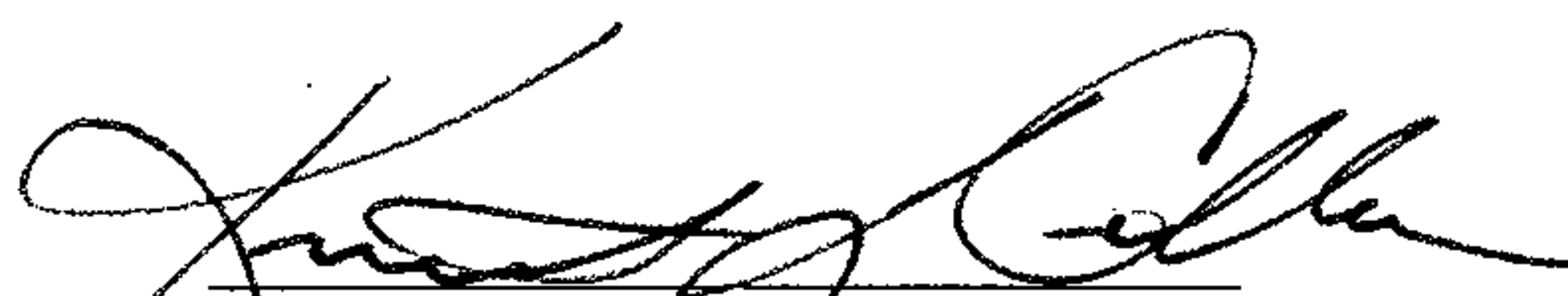
MINING AND MINERAL RIGHTS EXCEPTED.

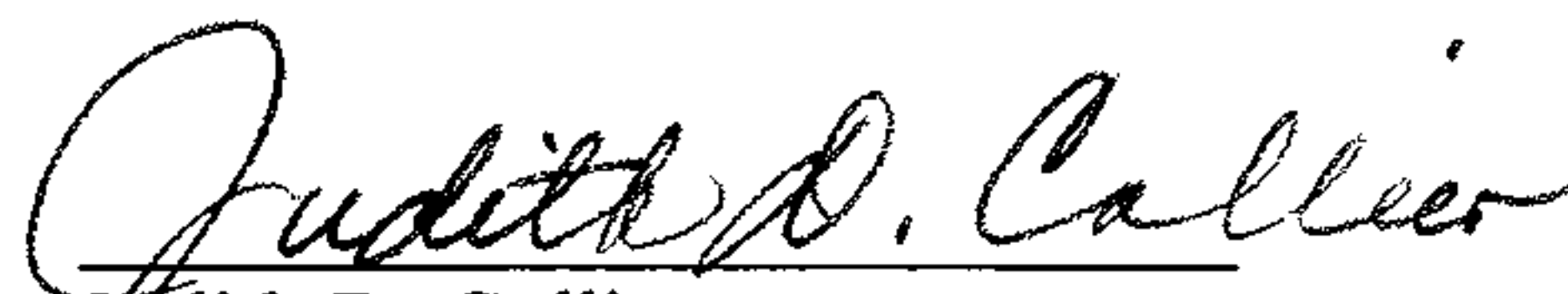
\$453,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Kenneth L. Collier and Judith D. Collier have hereunto set their signatures and seals on May 31, 2018.

  
Kenneth L. Collier

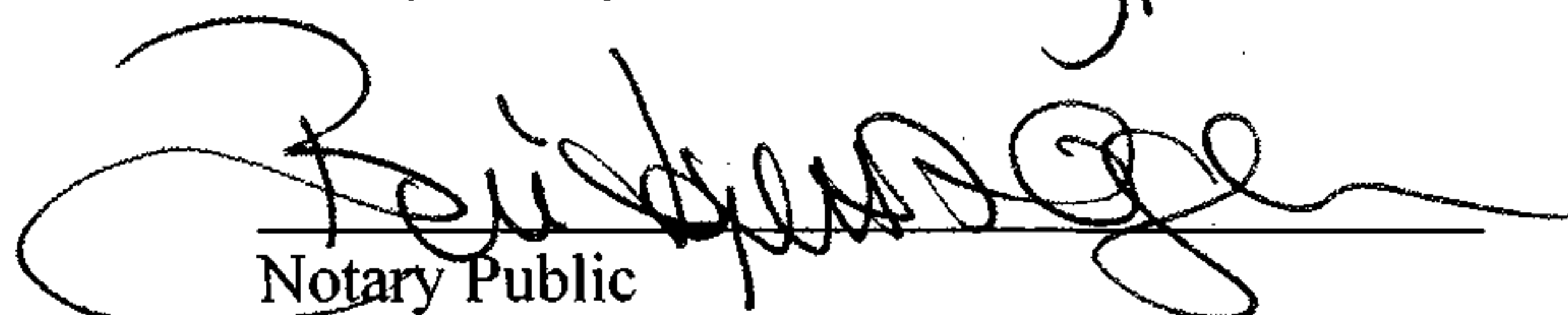
  
Judith D. Collier

STATE OF ALABAMA  
COUNTY OF JEFFERSON

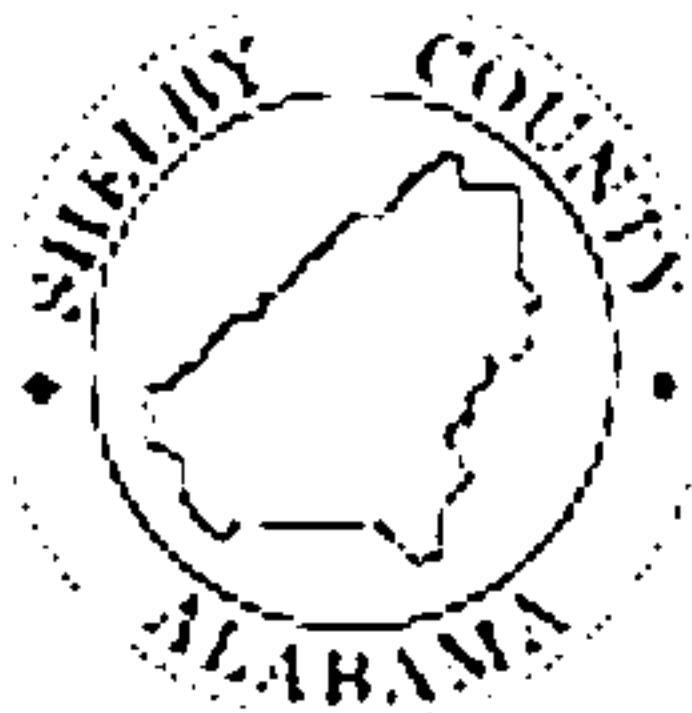
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth L. Collier and Judith D. Collier, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the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

Given under my hand and official seal this the 31<sup>st</sup> day of May, 2018

(NOTARIAL SEAL)

  
Notary Public

Print Name:  
Commission Expires



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2018 01:01:22 PM  
\$144.00 CHERRY  
20180601000192740

