

THIS INSTRUMENT PREPARED BY: Jeremy Wright
J. Wright Building Company, INC.
PO Box 1964
Pelham, AL 35124
205.820.0100

SEND TAX NOTICE TO:

20180605000197140 1/3 \$23.00
Shelby Cnty Judge of Probate: AL
06/05/2018 12:41:55 PM FILED/CERT

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 06/05/2018
State of Alabama
Deed Tax \$2.00

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Richard S. Phillips and Jennan A. Phillips, husband and wife,

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

J. Wright Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 33, according to the Survey of Hugh Chaparral, Sector 3, as recorded in Map Book 25 page 83 A, B and C, in the Probate Office of Shelby County, Alabama.

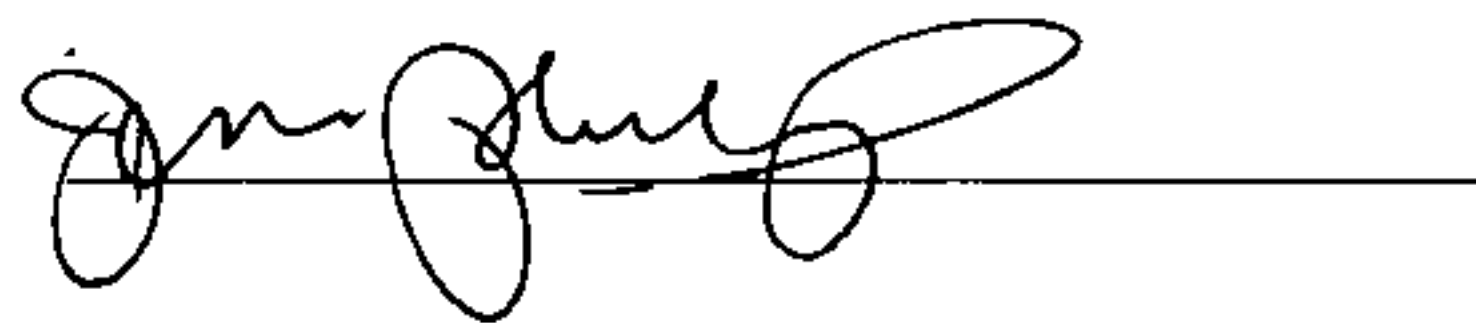
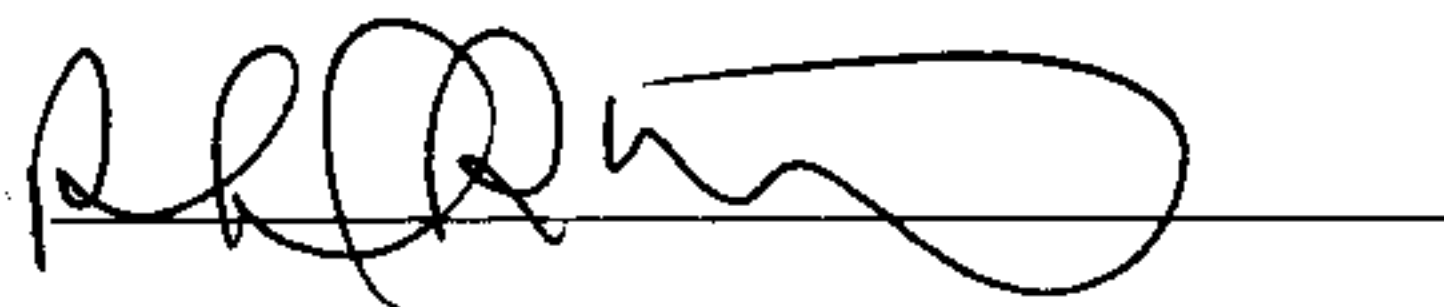
Property Address: ³²⁶~~332~~ Alta Vista Drive, Chelsea, AL 35043

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 for my (our) heirs, executors and 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, we have hereunto set our hand(s) and seal(s), this 15 day of May 2018.



STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Olivia Love Hunt, a Notary Public in and for said County, in said State, hereby certify that Richard Phillips & Wife Jennan Phillips whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of ~~March~~ May A.D., 2018.


NOTARY PUBLIC

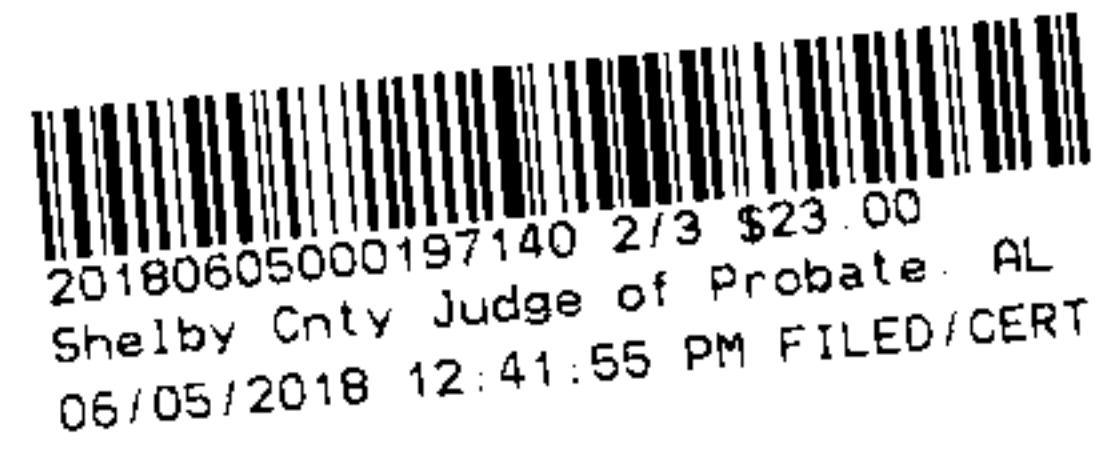
My Commission Expires:

10/5/2021

EXHIBIT "A"

Lot 33, according to the Survey of Hugh Chaparral, Sector 3, as recorded in Map Book 25 page 83 A, B and C, in the Probate Office of Shelby County, Alabama.

Property Address: 332 Alta Vista Drive, Chelsea, Al 35043



Real Estate Sales Validation Form

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

Grantor's Name Richard & Jean Phillips Grantee's Name Jeremy Wright
Mailing Address Cheslea AL Mailing Address 850 Corporate Pkwy Ste 104 Birmingham, AL 35242
Property Address 3246 Alta Vista Dr. Chelsea, AL 35043 Date of Sale _____
Total Purchase Price \$ 2,000 -
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 6/5/18

Print Olivia Hunt

Sign

Olivia Hunt
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

20180605000197140 3/3 \$23.00
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Form RT-1