

**WARRANTY DEED**

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Five Thousand Dollars (\$5,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Katherine S. Dufresne, a married woman, Jacqueline Marie Scrive, a single woman, and Richard Elliott Scrive, a single man, as the sole heirs at law of Jane G. Scrive, deceased, Estate No. W61838,** (herein referred to as grantors), grant, bargain, sell and convey unto **Perry Lee Phillips and Cooper U. Phillips,** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama,** to wit:

**Begin 20 feet East of the NW corner of the SW1/4 of the SE1/4; thence East 220 feet (S); thence South 435 feet (S); thence West 220 feet (S); thence North 443 feet to the point of beginning; Less and Except a right of way also known as Lot A, Block 1 Parcel 2 Commissioner's Partition Map, Section 09, Township 22 South, Range E West, as recorded in Deed Book 319, Page 973-979 recorded on February 8, 1979, 215 feet (S) X 340 feet (S) IRR.**  
**Tax Parcel ID#26-2-09-0-000-004.000**

Dorothy Jane G. Scrive departed this life on March 8, 2009. The grantors herein are her sole heirs at law.

The above property is not the homestead or residence of the grantors, or their spouses.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 19<sup>th</sup> day of June, 2018.

Katherine S. Dufresne

Katherine S. Dufresne

Katherine S. Dufresne, as Attorney in Fact for  
Katherine S. Dufresne, as Attorney in Fact for Jacqueline Marie Scrive

Katherine S. Dufresne, as Attorney in Fact for Richard  
Katherine S. Dufresne, as Attorney in Fact for Richard Elliott Scrive

STATE OF Maryland  
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Katherine S. Dufresne, individually and as Attorney in Fact for Jacqueline Marie Scrive and Richard Elliott Scrive**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, individually and as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of June, 2018.

[Signature]

NOTARY PUBLIC

My Commission Expires: 06/28/2018

THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

## Real Estate Sales Validation Form

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

Grantor's Name KATHERINE S. DUFRESNE, A MARRIED WOMAN,  
Mailing Address JACQUELINE MARIE SCRIVE, A SINGLE WOMAN,  
AND RICHARD ELLIOTT SCRIVE, A SINGLE MAN

Grantee's Name PERRY LEE PHILLIPS AND COOPER U.  
Mailing Address PHILLIPS  
3965 JAMES HILL PLACE  
HOOVER, AL 35226

Property Address PARCEL 26 2 09 0 000 004.000

Date of Sale JUNE 25, 2018

Total Purchase Price \$ 5,000.00

SHELBY COUNTY, AL

or  
Actual Value \$

or  
Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/30/2018 01:46:28 PM  
\$26.00 CHERRY  
20180730000270980

*[Signature]*

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 \_\_\_\_\_

Print ANTHONY METCALFE

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one