

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Sent Tax Notice to:
Robert Phillips

1055 Village Trail
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Eleven Thousand And 00/100 (\$111,000.00) and other good and valuable considerations to the undersigned, Anita Bennett, a Widow (hereinafter referred to as the "Grantor"), in hand paid by Robert Phillips, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:


Lot 359, according to the survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns, forever.

And the Grantor does, for his/herself and his/her heirs and assigns, covenant with the said Grantee that Grantor is lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantee, his/her successors and assigns forever, against the lawful claims of any and all persons.

\$ 112,121⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Bruce Craig Bennett passed away July, 30th 2017


20180925000341400 1/3 \$22.00
Shelby Cnty Judge of Probate AL
09/25/2018 12:37:26 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of September, 2018.

Anita Bennett

Anita Bennett (SEAL)

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anita Bennett, a widow, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of September, 2018.

Clifton Bogene Ellison

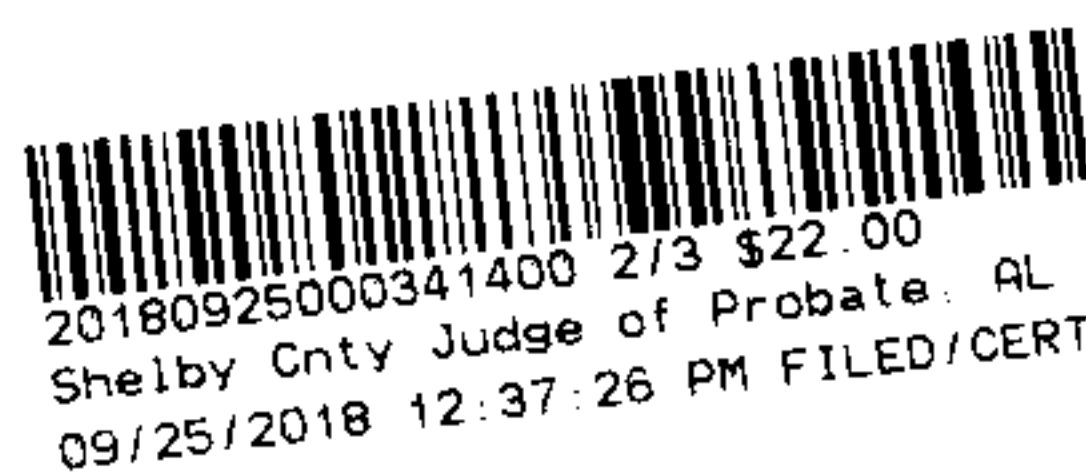
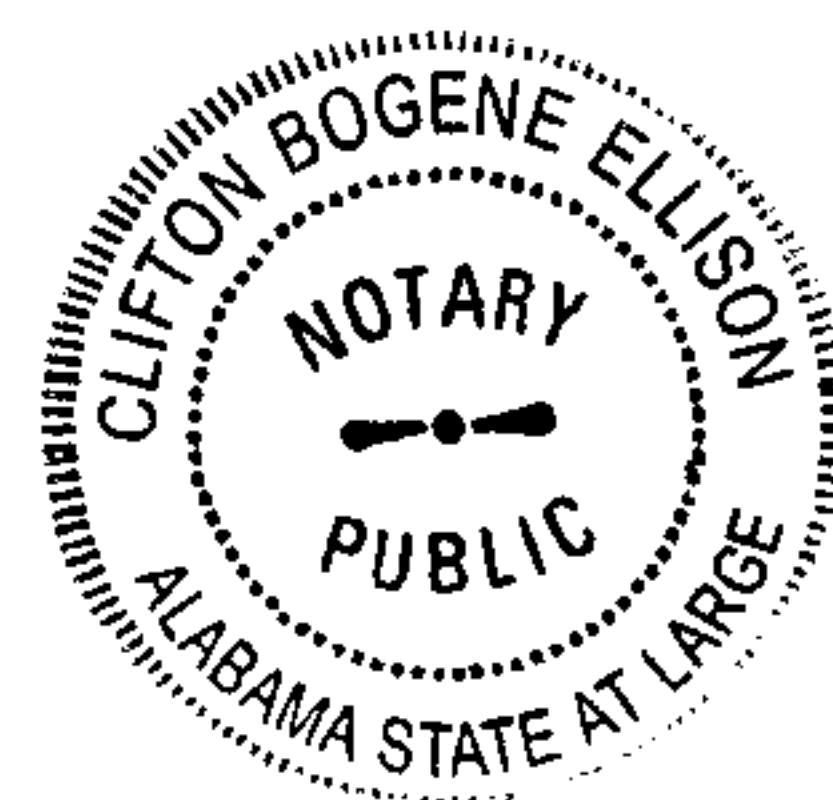
NOTARY PUBLIC

My Commission Expires: _____

AFFIX SEAL

MY COMMISSION EXPIRES 02/14/2021

2018-000719



Real Estate Sales Validation Form

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

Grantor's Name Anita Bennett and Bruce Craig Bennett
Mailing Address _____

Grantee's Name Robert Phillips
Mailing Address 1055 Village Trail
Calera AL 35040

Property Address 1055 Village Trail
Calera, AL 35040

Date of Sale 09/24/2018
Total Purchase Price \$111,000.00
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 09/24/2018

☐ Unattested _____
(verified by)

Print Robert Phillips
Sign Robert Phillips
(Grantor/Grantee/Owner/Agent) circle one

