

This instrument prepared by:
 Rosalie Doggett
 3170 Highway 31 South
 Pelham, AL 35124

SEND TAX NOTICE TO:
 Terrence M. Phillips and Sharon L. Phillips
 4460 White Acres Road
 Montgomery, AL 36106

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Fifty-Eight Thousand And No/100 Dollars (\$358,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Kevin Doriety, Successor Personal Representative of the Estate of Charles L. Harper, deceased, Shelby County, Alabama Probate Case No. PR-2015-000064, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Terrence M. Phillips and Sharon L. Phillips and Sean Phillips, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

The NW 1/4 of NW 1/4, the SE1/4 of NW1/4, and S 1/2 of NE 1/4 ; and all that portion of the NE 1/4 of the NW 1/4 lying South of the Alabama Mineral Railroad right-of-way in Section 24, Township 22, Range 2 West, ALSO, all that part o the SW 1/4 of the SW 1/4 of Section 13, Township 22, Range 2 West, which lies south of the public and dirt road called Shelby Iron Co. Road. EXCEPT HOWEVER, that certain one acre tract situated partly in the NW 1/4 of NW 1/4 of Section 24, and in the SW 1/4 of NW 1/4 of Section 13, all in Township 22, Range 2 West, also a right-of-way over the NW 1/4 of NW 1/4 of Section 24, and also a right-of-way for the construction and erection of a pipeline in connection with the water work project of said Baxley Springs, which power line right of way is 25 feet wide on either side of a center line described as commencing at the NW corner of said one acre lot herein above referred to, and which runs thence North 10 deg. East 495 feet, all as said one acre lot and rights-of-way are described in deed from A. B. Baxley of Town of Calera, recorded in Deed Book 98, Page 166, Shelby County, Alabama. ALSO Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22, Range 2 West, and run thence North 1206 feet to the point of beginning; thence East 264 feet; thence North 10 deg. East 165 feet; thence West 264 feet; thence South 10 deg. West 165 feet to the point of beginning. Containing one acre more or less, and being situated in the NW 1/4 of the NW 1/4 of Section 24, and the SW 1/4 of the SW 1/4 of Section 13; all in Township 22, Range 2 West, Shelby County, Alabama, and upon which acre of land herein conveyed is situated and located what is known as "Baxley Springs".

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Charles L. Harper is the sole heir of Ellen W. Harper. This being established in heirship affidavit recorded simultaneously herewith.

Subject to a third party mortgage in the amount of \$286,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 4th day of December, 2018.

Estate of Charles L. Harper, deceased, Shelby County, Alabama Probate Case No. PR-2015-000064

BY: [Signature]
 Kevin Doriety, Successor Personal Representative

STATE OF ALABAMA
 COUNTY OF SHELBY

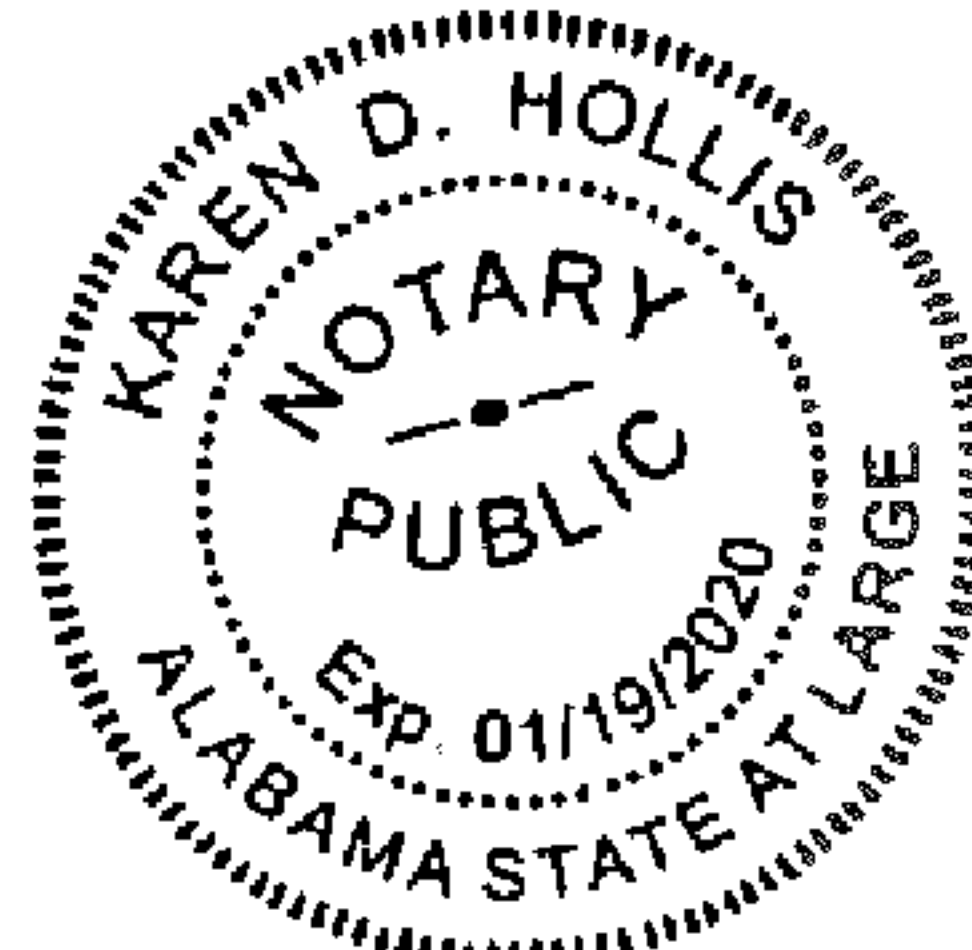
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Kevin Doriety, as Personal Representative of the Estate of Charles L. Harper, deceased, Shelby County, Probate Case No. PR-2015-000064 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and in his capacity on the day the same bears date.

Given under my hand and official seal on 4th day of December, 2018.

[Signature]
 Notary Public

My commission expires:

FILE NO.: TS-1802213



20181219000443410 12/19/2018 11:58:23 AM DEEDS 2/2

Grantor's Name	Estate of Charles L. Harper, deceased, Shelby County, Alabama Probate Case No. PR-2015-000064	Grantee's Name	Terrence M. Phillips and Sharon L. Phillips and Sean Phillips
Mailing Address	338 Highway 86 Calera, AL 35040	Mailing Address	4460 White Acres Road Montgomery, AL 36106
Property Address	338 Highway 86 Calera, AL 35040	Date of Sale	December 4, 2018
		Total Purchase Price	\$358,000.00
		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 - Estate of Charles L. Harper, deceased, Shelby County, Alabama Probate
Case No. PR-2015-000064, 338 Highway 86, Calera, AL 35040.

Grantee's name and mailing address - Terrence M. Phillips and Sharon L. Phillips and Sean Phillips, 4460 White
Acres Road, Montgomery, AL 36106.

Property address - 338 Highway 86, Calera, AL 35040

Date of Sale - December 4, 2018.

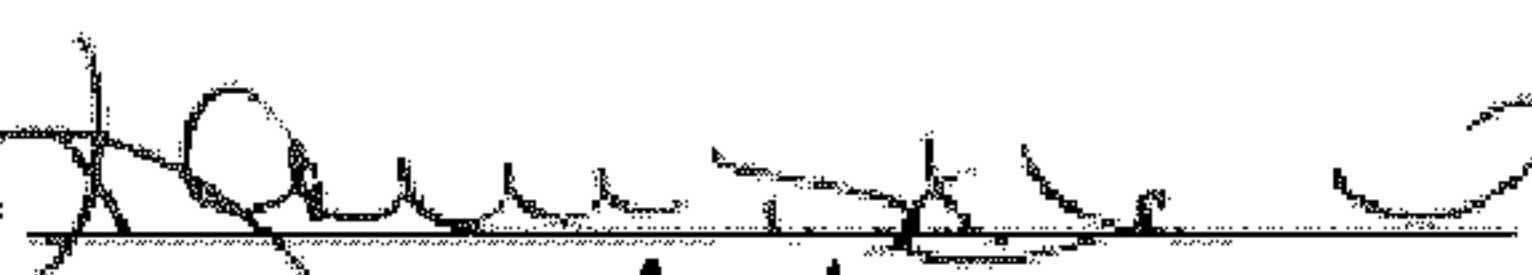
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: December 4, 2018

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2018 11:58:23 AM
\$90.00 CHERRY
20181219000443410

