

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael S. Phillips
411 Horton Cove Rd
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

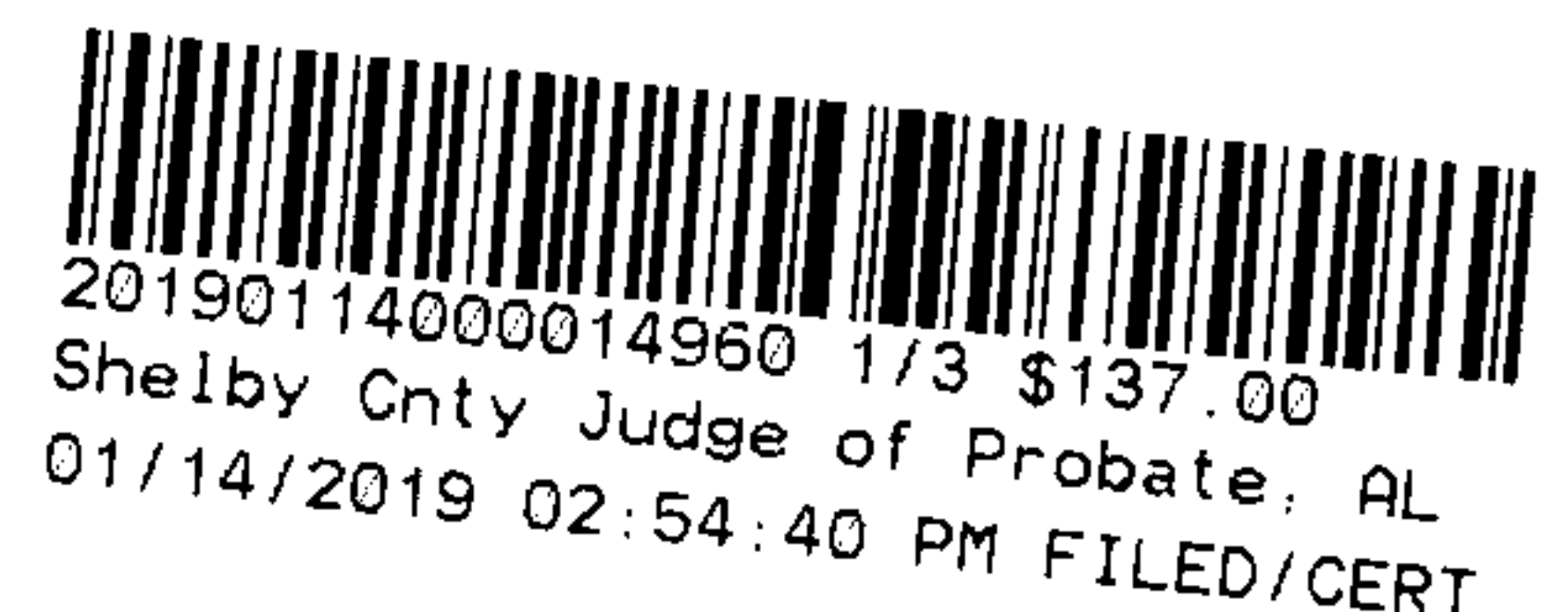
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FIFTEEN THOUSAND AND NO/00 DOLLARS (\$115,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael S. Phillips and wife, Kimberly H. Phillips and Wayne Horton, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Michael S. Phillips and Kimberly H. Phillips** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.



No part of the homestead of the Grantor herein or their spouses.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, 2019.

Michael S. Phillips

Kimberly H. Phillips

Wayne Horton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Michael S. Phillips, Kimberly H. Phillips and Wayne Horton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2019.

Notary Public
My Commission Expires: 01/03/2022

Shelby County, AL 01/14/2019
State of Alabama
Deed Tax: \$115.00

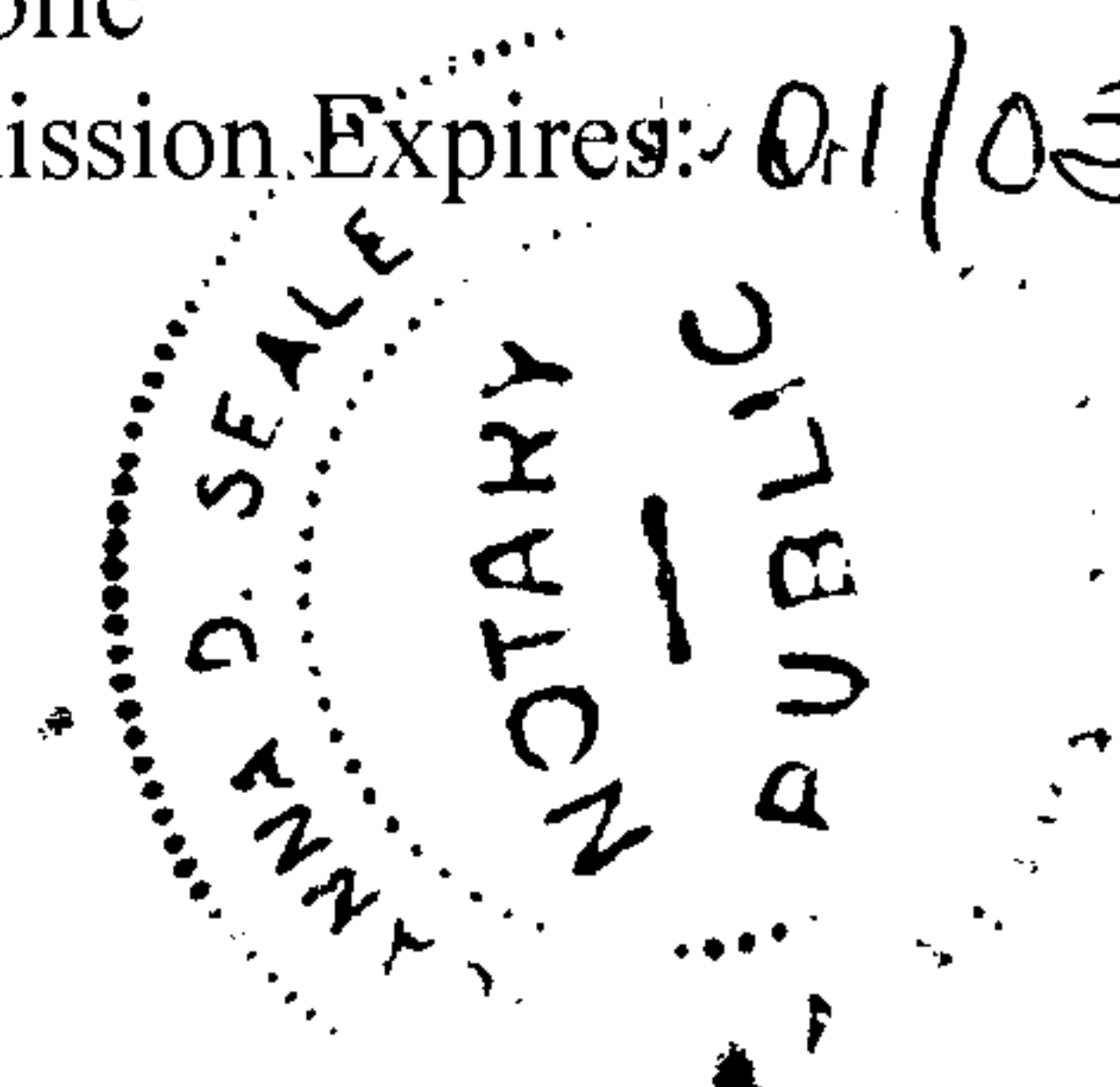


EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 57'58"W, a distance of 1,378.08'; thence continue northerly along said line, a distance of 101.57' to the POINT OF BEGINNING; thence continue northerly along said line, a distance of 12.71' to the southerly right-of-way line of Shelby County Hwy 42 and to a point on a curve to the left having a radius of 3,574.20' and a central angle of 0 degrees 38'15", said curve subtended by a chord bearing S 84 degrees 20'16"E and a chord distance of 39.77'; thence easterly along the arc and along said right-of-way, a distance of 39.77'; thence S 84 degrees 39'23"E along said right-of-way, a distance of 1,535.71'; thence S 08 degrees 25'37"W and leaving said right-of-way, a distance of 383.50' to the northerly right-of-way line of Heart of Dixie Railroad; thence S 88 degrees 46'50"W along said right-of-way, a distance of 285.94' to a point of curve to the right having a radius of 809.16' and a central angle of 33 degrees 56'02"; thence westerly along the arc and along said right-of-way a distance of 479.23'; thence N 57 degrees 17'08"W along said right-of-way, a distance of 450.36' to a point of curve to the left having a radius 1,004.88' and a central angle of 24 degrees 07'00";

thence westerly along the arc and along said right-of-way a distance of 422.97' to the POINT OF BEGINNING.

AND

Beginning at the NW corner of the NW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 87 degrees 53'06"E, a distance of 2,636.25'; thence S 00 degrees 45'10"E, a distance of 1,296.75'; thence S 01 degrees 25'14"E, a distance of 365.15' to the northerly right-of-way line of Shelby County Hwy 42 and to a point on a curve to the left having radius of 3,013.08' and a central angle of 20 degrees 58'26", said curve subtended by a chord bearing N 74 degrees 10'10"W and a chord distance of 1096.82'; thence westerly along the arc and along said right-of-way, a distance of 1,102.98'; thence N 84 degrees 39'23"W along said right-of-way, a distance of 1,544.82' to a point of curve to the right having a radius of 3,494.20' and a central angle of 00 degrees 47'50"; thence westerly along the arc and along said right of way a distance of 48.62'; thence N 00 degrees 57'58"W and leaving said right of way a distance of 1,116.61' to the POINT OF BEGINNING.

Subject to: All easements, restrictions and rights of way of record.


20190114000014960 2/3 \$137.00
Shelby Cnty Judge of Probate, AL
01/14/2019 02:54:40 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Michael S. Phillips
Mailing Address 411 Horton Cove Rd
Calera AL 35040

Grantee's Name Michael S. Phillips
Mailing Address 411 Horton Cove Rd
Calera AL 35040

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 115,000.00

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 tax value

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 Michael S. Phillips

☐ Unattested

Sign Michael S. Phillips

(Grantor/Grantee/Owner/Agent) circle one



20190114000014960 3/3 \$137.00
Shelby Cnty Judge of Probate, AL
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Form RT-1