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02/06/2019 02:29:32 PM
DEEDS 1/3

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & PADEN, PC
1826 3rd Avenue North Ste. 200
Bessemer, AL 35020

Paul L. and Linda M. Phillips
1144 Magnolia Drive
Villa Rica, GA 30180

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, Bruce Aaron Randall, a married man* (herein referred to as "Grantor") do hereby grant, bargain, sell and convey unto Paul L. Phillips and Linda M. Phillips, husband and wife (herein referred to as "Grantees") as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land being a portion of a parcel as recorded in Deed Instrument 20171026000387800 in the Probate Office of Shelby County, Alabama, situated in the NW 1/4 of the SE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 88°43'59" W a distance of 206.28' to a point in the centerline of a branch; thence along the centerline of said branch the following bearings and distances: N 28°53'34" W a distance of 64.84'; N 40°56'40" W a distance of 100.49'; N 00°09'43" W a distance of 1,314.80'; N 01°26'28" E a distance of 383.31'; N 67°39'45" W a distance of 65.48'; N 04°43'07" W a distance of 64.17' to a point in the centerline of Beaverdam Creek; thence along the centerline of Beaverdam Creek the following bearings and distances: N 62°16'18" E a distance of 172.99'; S 51°48'56" E a distance of 39.14'; S 14°23'07" W a distance of 76.28'; S 00°45'39" E a distance of 40.13'; S 42°49'39" E a distance of 80.75'; S 12°20'33" E a distance of 75.33'; N 61°50'40" E a distance of 49.02'; N 45°24'30" E a distance of 55.69'; S 81°40'22" E a distance of 19.74' to the Southwesterly corner of Lot 4 of Winford's Family Lake Lot Subdivision as recorded in Map Book 39, Page 145 in the Probate Office of Shelby County, Alabama and Point of Beginning; thence continuing along the centerline of Beaverdam Creek, being a line in common with the Southerly boundary of said Lot 4 the following bearings and distances: S 48°58'41" E a distance of 139.92'; S 72°28'19" E a distance of 83.91'; N 25°43'04" W a distance of 95.66'; N 12°26'31" E a distance of 83.45'; N 66°13'47" E a distance of 33.00'; S 87°36'54" E a distance of 160.11'; S 20°22'17" E a distance of 116.07'; S 17°03'24" W a distance of 92.47'; S 50°22'42" E a distance of 139.86'; S 18°12'47" W a distance of 138.81'; thence S 64°28'32" E and leaving the centerline of Beaverdam Creek, continuing along the Southerly boundary of said Lot 4 a distance of 19.97'; thence N 58°54'49" E a distance of 316.51'; thence N 62°26'22" E a distance of 73.95'; thence N 62°16'07" E a distance of 144.38' to the Northwesterly corner of a parcel of land recorded in Deed Instrument 1998-02923 in the Probate Office of Shelby County, Alabama; thence S 03°02'10" E and leaving

the Southerly boundary of said Lot 4, continue along the West boundary of said Deed Instrument 1998-02923 a distance of 200.01' to the Southwest corner of said deed; thence S 89°14'12" E along the South boundary of said Deed Instrument 1998-02923 a distance of 426.49' to the Southeast corner of said deed, being on the West right of way of Shelby County Highway #17; thence along said right of way with a curve turning to the left with an arc length of 314.00', with a radius of 1,313.07', with a chord bearing of S 08°32'36" W, with a chord length of 313.25' to the Northerly boundary of a 30 feet wide ingress, egress and utilities easement as recorded in Deed Instrument 20171026000387800 in the Probate Office of Shelby County, Alabama; thence along said Northerly boundary the following bearings and distances: N 65°09'23 " W a distance of 97.09 feet; thence S 74°41'38" W a distance of 196.86 feet; thence S 46°30'08" W a distance of 39.34 feet; thence S 00°48' 16" W a distance of 20.25 feet; thence N 84°40'58" W and leaving the Northerly boundary of said easement a distance of 103.80 feet; thence N 58°58'13" W a distance of 104.89 feet; thence N 71°17'36" W a distance of 184.26 feet; thence N 43°21'11 " W a distance of 186.88 feet; thence S 71°40'16" W a distance of 87.64 feet; thence N 68°59'48" W a distance of 442.34 feet; thence N 00°45'10" W a distance of 288.89 feet to the point of beginning.

Containing 10.0 Acres, more or less.

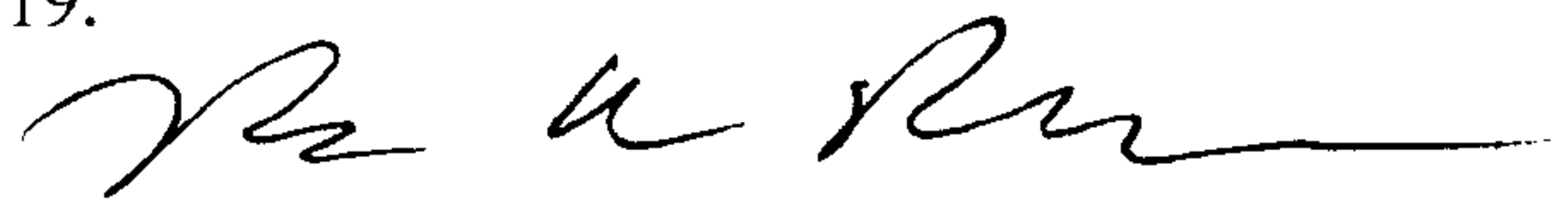
*Subject property does not constitute the homestead of the Grantor nor the homestead of the Grantor's respective spouse.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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 do for myself and for my heirs, executors, and administrators covenant with the 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Bruce Aaron Randall, has hereunto set his signature and seal, this the 4th day of February, 2019.



Bruce Aaron Randall

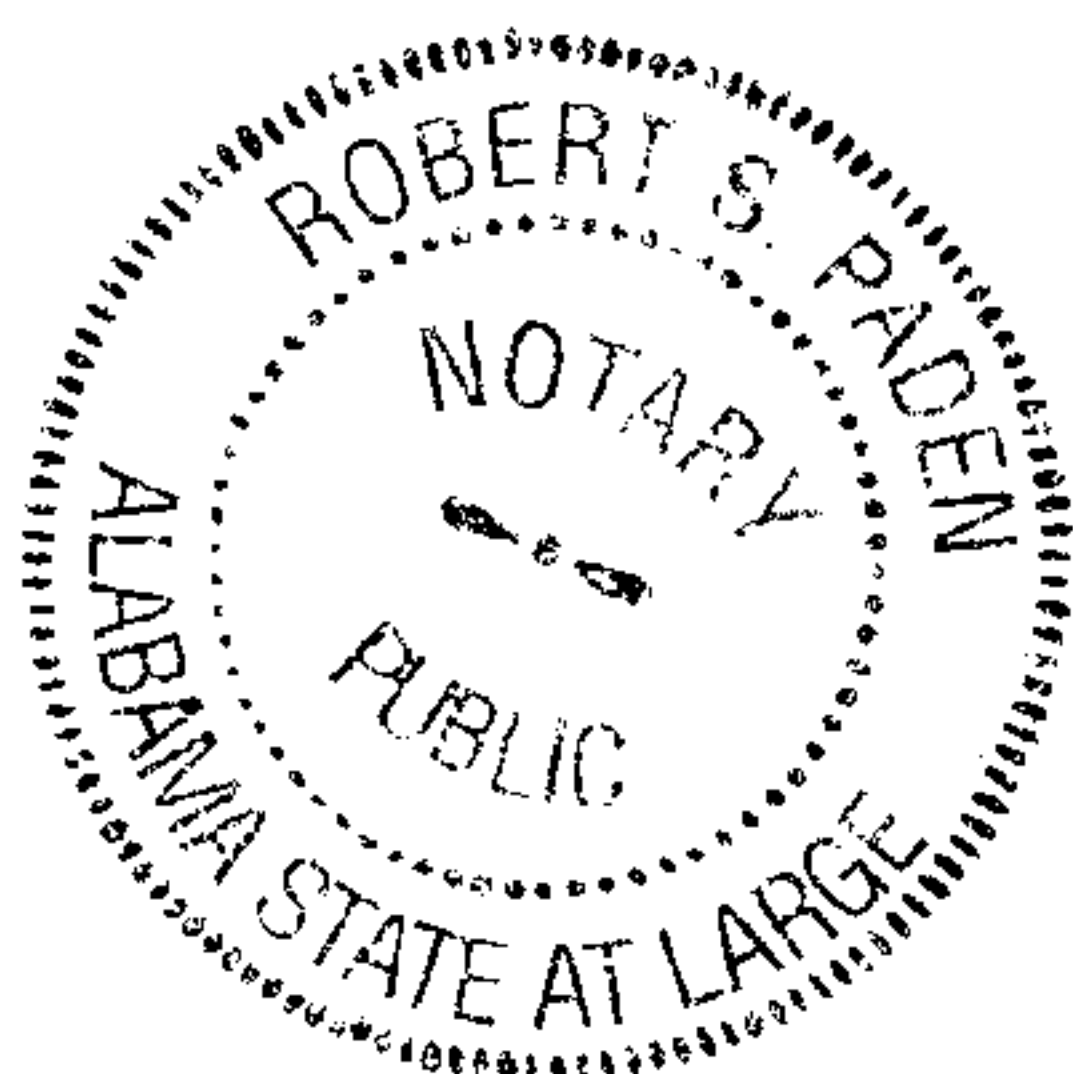
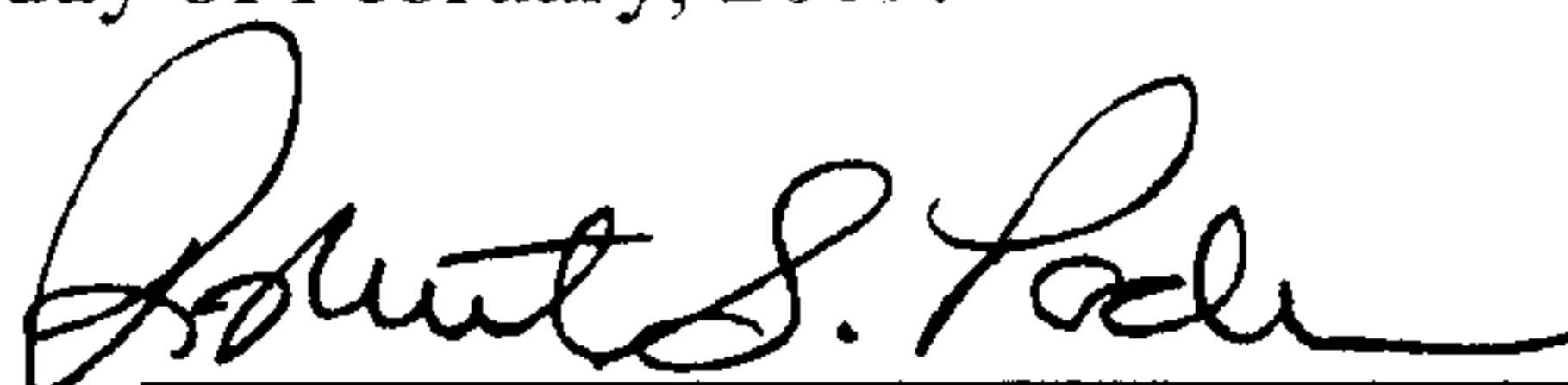
STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Bruce Aaron Randall**, 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 on the day the same bears date.

Given under my hand this the 4th day of February, 2019.

Notary Public

My Commission Expires: 07.06.22

Real Estate Sales Validation Form

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

Grantor's Name Bruce Aaron Randall Grantor's Name _____
Mailing Address 179 Marlstone Dr. Mailing Address _____
Helena, AL 35080

Property Address Metes and Bounds

Grantee's Name Paul L. and Linda M. Phillips Date of Conveyance February 4, 2019
Mailing Address 1144 Magnolia Drive Purchase Price \$ 75,000.00
Villa Rica, GA 30180
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 _____
☒ Closing Statement _____ 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.

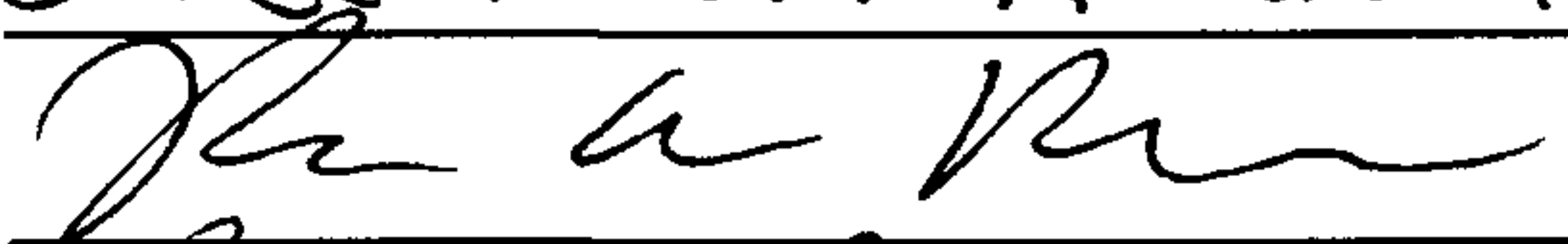
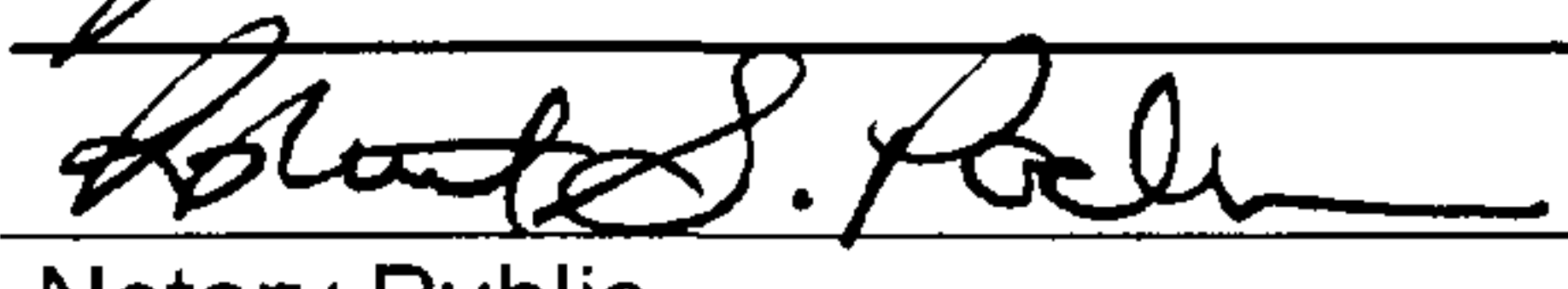
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

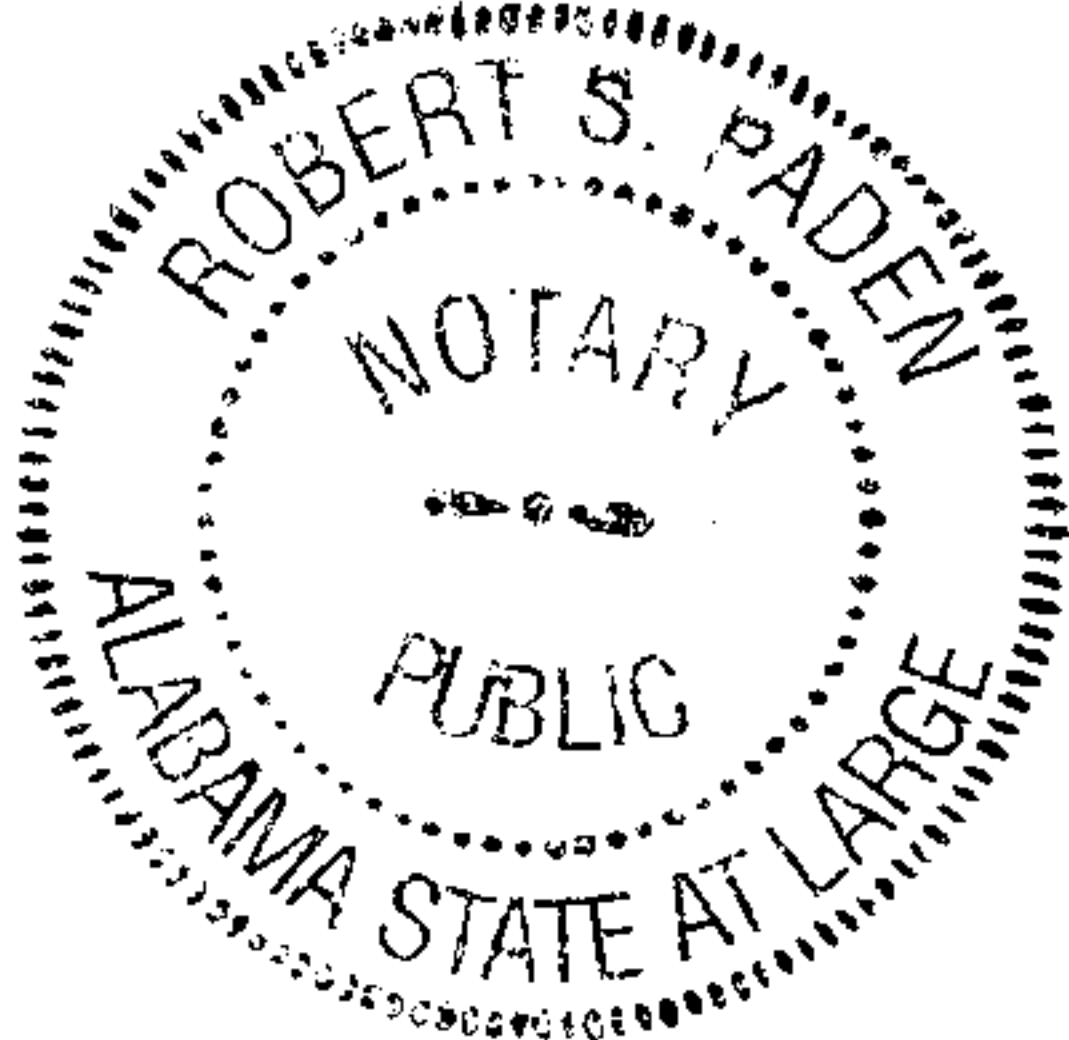
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: February 4, 2019

Sworn to and subscribed before me on this 4th day of February, 2019

Print Bruce Aaron Randall
Sign 

Notary Public
My Commission Expires: 07.06.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2019 02:29:32 PM
\$96.00 CHERRY
20190206000039840

Allen S. Bayl