

SEND TAX NOTICE TO:

John Phillips
305 Shallow Creek Road
Wilsonville, AL 35186

This Instrument was Prepared By:

Thomas W. H. Buck
Attorney at Law
2009 2nd Ave. North
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of SIXTY-FIVE THOUSAND AND NO/100 -----dollars (\$65,000.00 and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

TRACI MORRIS, as Personal Representatives of the Estate of Rita Yvonne Morris, deceased, Shelby County Probate Case No. PR-2016-000859,

(herein referred to as grantor) does hereby grant, bargain, sell and convey unto, **JOHN PHILLIPS**, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 69, according to the Survey of Meriweather Sector 2, as recorded in Map Book 25, page 94, in the Probate Office of Shelby County, Alabama.


NOTE: Rita Yvonne Morris and Rita B. Morris was one and the same person as Rita B. Morris, the surviving grantee of Warranty Deed recorded in Instrument 20060914000456910. The other grantee, Aaron B. Morris having died on July 10, 2016.

NOTE: Aaron Bryson Morris and Aaron B. Morris was one and the same.

Subject to:

1. Ad valorem taxes beginning the tax year 2019, and subsequent years not yet due and payable.
2. Easements, liens or encumbrances, or claims thereof, not shown by Public Records;
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Such state of facts as shown on record subdivision plat Map Book 25, Page 94, Shelby County Records.
5. Building line(s) as shown by recorded map.
6. Restrictions as shown by recorded map.

Shelby County, AL 03/18/2019
State of Alabama
Deed Tax: \$65.00


20190318000084640 1/4 \$89.00
Shelby Cnty Judge of Probate, AL
03/18/2019 09:45:26 AM FILED/CERT

7. Right of way granted to Alabama Power Company as recorded in Instrument 1999-44337 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEE, his successors and assigns, forever;

And I do for myself and in my capacity as such Personal Representative and for my heirs, executors, and administrators covenant with the said GRANTEE, his successors and assigns, that I am as Personal Representative of the Estate of Rita Yvonne Morris, deceased, and I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, in my capacity as personal representative, 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, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand(s) and seal(s), this 27th day of February 2019.


ESTATE OF RITA YVONNE MORRIS

By: *Traci Morris*
Traci Morris, as Personal Representative of
The Estate of Rita Yvonne Morris, deceased

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Traci Morris, as Personal Representative of the Estate Rita Yvonne Morris, deceased, 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, and in her capacity as such Personal Representative and with full authority, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February 2019.


20190318000084640 2/4 \$89.00
Shelby Cnty Judge of Probate, AL
03/18/2019 09:45:26 AM FILED/CERT

Theresa H. Burk
NOTARY PUBLIC
My Commission Expires: 9/24/19

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF:

RITA YVONNE MORRIS,
deceased

CASE NO. PR-2016-000859

ORDER APPROVING SALE
OF REAL PROPERTY

This cause came before the Court on petition of the Personal Representative(s), **TRACI MORRIS**, for an order authorizing the sale of, decedent's real property located at:

235 Meriweather Lane, Calera, AL 35040 or more particularly described in Exhibit B attached hereto

The Court being satisfied that said property is being sold for an amount not disproportionate to its fair market value and to a party bearing no relation or common interest with Petitioner(s) herein, and all interested parties having consented or having received proper notice to such sale;

It is ORDERED that said petition be granted and the contract for sale as attached hereto as "Exhibit A" be approved. Petitioner(s) is/are authorized to execute any and all documents necessary for the execution and completion of said sale, provided, however, **that the proceeds from said sale be paid by the Purchaser and/or Closing Attorney to the Probate Court of Shelby County, Alabama.**

It is further ORDERED that any outstanding mortgage, lien or encumbrance against the property be satisfied at closing.


Petitioner is further ORDERED to report the completion of said sale within thirty (30) days.

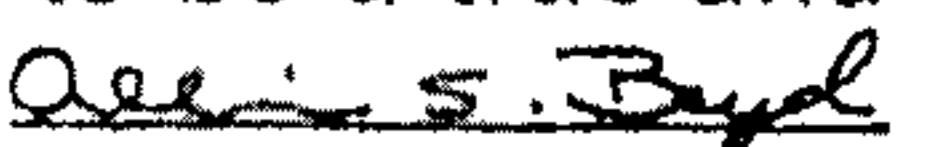
Costs of court are hereby taxed against the estate of **RITA YVONNE MORRIS**.

DONE and ORDERED this the 20th day of February, 2019.


ALLISON S. BOYD
JUDGE OF PROBATE

cc: THOMAS W. H. BUCK ESQ.
AARON LYNN MORRIS
BRITTNEY BAILEY
PHILLIP SHEA CARMICHAEL
HARTFORD FIRE INSURANCE COMPANY


20190318000084640 3/4 \$89.00
Shelby Cnty Judge of Probate, AL
03/18/2019 09:45:26 AM FILED/CERT

I certify this to be a true and
correct copy 

Probate Judge
Shelby County

Date 2/20/19

pages 5

Initial lm

Real Estate Sales Validation Form

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

Grantor's Name Estate of Rita Morris
Mailing Address 235 Meriwether Lane

Grantee's Name John Phillips
Mailing Address 305 Shallow Creek Dr
Bham, Ala

Property Address 235 Meriwether Lane
Colum, Al

Date of Sale 2/27/19

Total Purchase Price \$ 65,000

or

Actual Value

\$

or

Assessor's Market Value \$



20190318000084640 4/4 \$89.00
Shelby Cnty Judge of Probate, AL
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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 2/27/19

Print Traci Morris

☐ Unattested

(verified by)

Sign

Traci Morris

(Grantor/Grantee/Owner/Agent) circle one