

This instrument was prepared by:
Josh L. Hartman
P.O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Darragh Cullen
25 NOLEN STREET
BIRMINGHAM, AL 35242

Property Address:
25 Nolen Street
Birmingham, AL 35242

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIVE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 (\$514,900.00), and other good and valuable consideration in hand paid to **C. Bryan Phillips and Misty Phillips, husband and wife**, (hereinafter referred to as “Grantor(s)”), the receipt and sufficiency of which is hereby acknowledged, by the **Darragh Cullen** (hereinafter referred to as “Grantee(s)”), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:


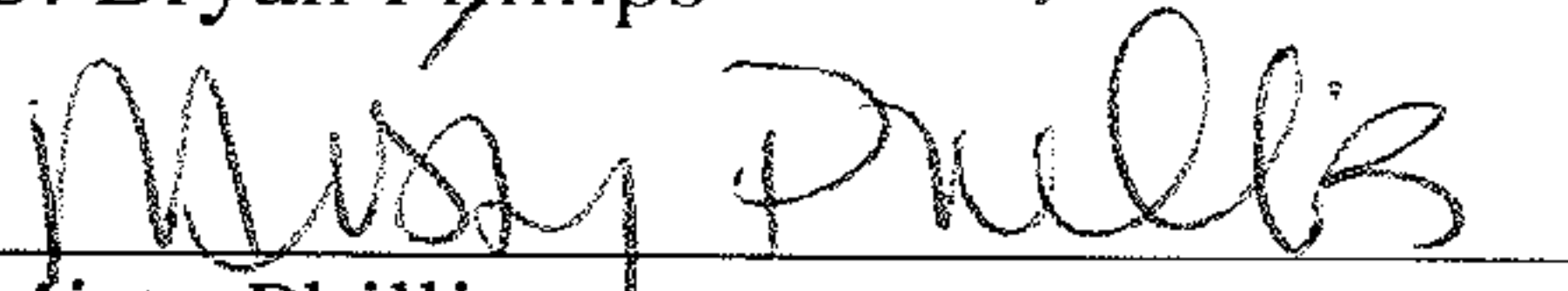
SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO: Current taxes and all easements, restrictions and reservations of record.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s) forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 29th of March, 2019.


C. Bryan Phillips

Misty Phillips

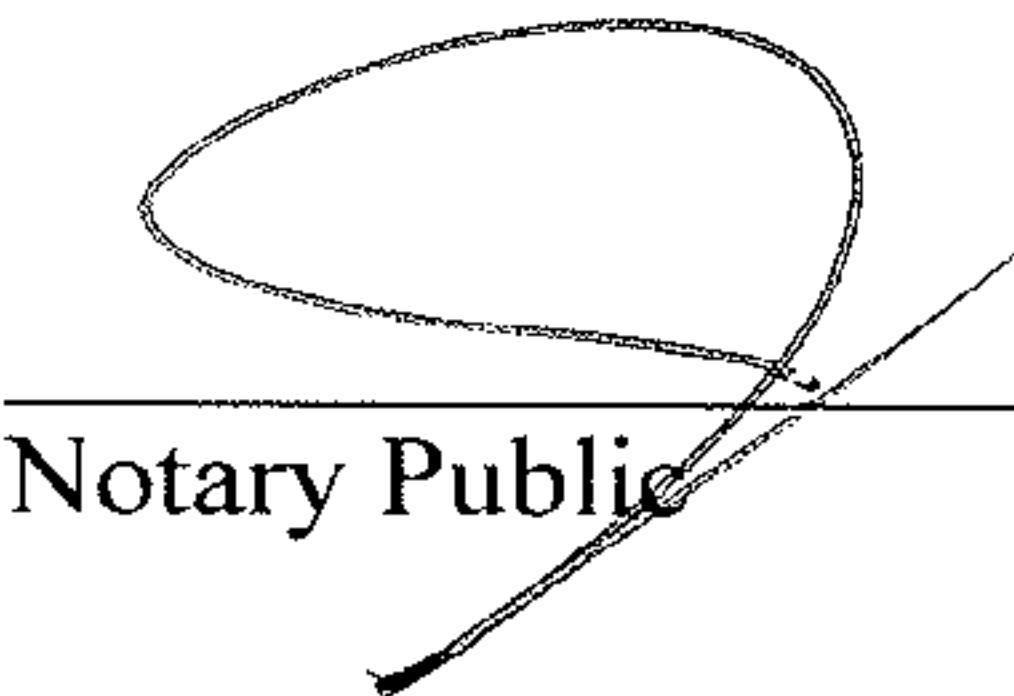
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Bryan Phillips and Misty Phillips, a married couple, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th of March, 2019.

My Commission Expires: _____



Notary Public

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

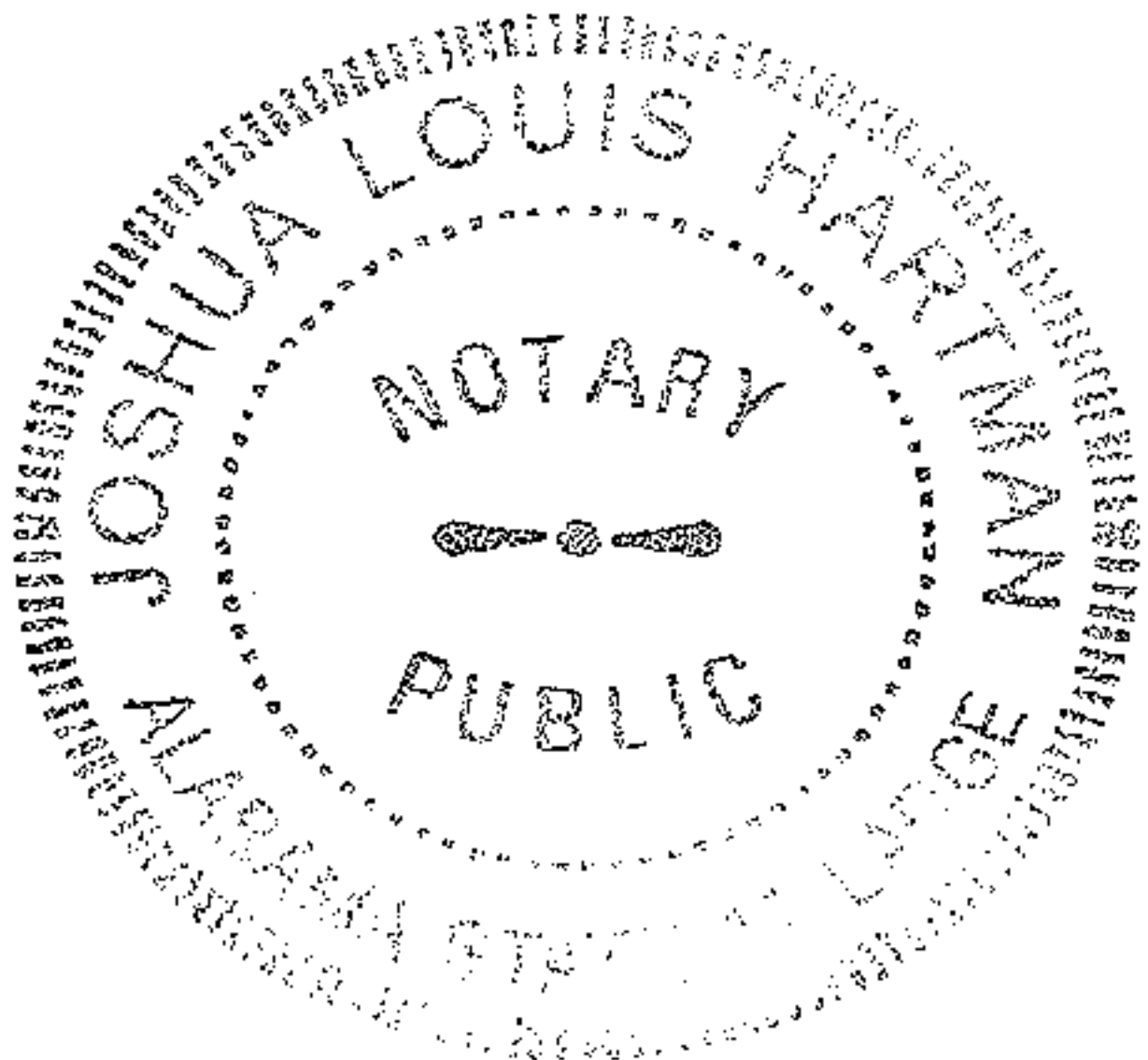


Exhibit "A"

Lot 16-28 Block 16 according to the Survey of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, the Mt. Laurel Master Deed Restrictions dated September 1, 2000 and recorded as Instrument #2000-35579 in the Probate Office and all amendments thereto (which, together with all amendments thereto, is hereinafter referred to as the "Master Deed Restrictions"), and the Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 and recorded as Instrument No. 2000-35580 in the Probate Office and all amendments thereto (which, together with all amendments thereto, is hereinafter referred to as the "Declaration" _
3. Mining and mineral rights not owned by Grantor.
4. The Mt. Laurel Rules and Regulations, as defined in the Declarationi, which are available from the Association, as the same may be amended from time to time.
5. The terms, provisions, requirements and regulations set forth in the Mt. Laurel Design Code, copies of which are available from the Mt. Laurel Design Review Board, as the same may be amended from time to time.
6. All other set back lines, easements, rights-of-way, restrictions, limitations, if any, of record.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name C. Bryan Phillips and Misty Phillips
 Mailing Address 25 Nolen Street
Birmingham, AL 35242

Grantee's Name Darragh Cullen
 Mailing Address _____

Property Address 25 Nolen Street
Birmingham, AL 35242

Date of Sale March 29, 2019
 Total Purchase Price \$514,900.00
 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
 _____ Sales Contract

_____ Appraisal
 _____ 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 03/29/2019

Print Joshua L. Hartman

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/05/2019 11:39:59 AM
 \$536.00 CHERRY
 20190405000110830

Allen S. Bayl

Form RT-1