

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Terry R. Phifer and Pam C. Phifer
6288 Highway 17
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND NO/100 (\$295,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **PAUL D. SHANK, BY PAMELA S. ALLUMS, AS HIS ATTORNEY-IN-FACT, and GAYNELLE SHANK, BY ALAN ARNETT, AS HER ATTORNEY-IN-FACT**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **TERRY R. PHIFER and PAM C. PHIFER**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Parcel One: Lot 2, Winford Addition to Sunneybrook, Map Book 22, Page 100, in the Probate Records of Shelby County, Alabama.

Parcel Two: A strip of land 15 feet wide running generally North and South lying adjacent to the Western boundary of said Lot 2 and bounded on the West by the lake. It being intended to describe a strip of land lying between the western boundary of said Lot 2 and the high water mark of the existing lake.

Less and except any portion lying within the lake.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 100.
7. 50 foot building line on front and rear of lot as shown on recorded map.
8. Easement on rear of lot of undetermined size as shown on recorded map.
9. Restrictions as shown on recorded map.
10. Right-of-way granted to Alabama Power Company recorded in Volume 248, Page 381.
11. Right-of-way granted to Colonial Pipeline recorded in Volume 220, Page 503.
12. Easement granted for flood easement as recorded in Volume 244, Page 725.
13. Restrictions and covenants appearing of record in Inst. #1997-35321.
14. Riparian rights associated with the lake under applicable State and/or Federal law.

Eleanor Gaynelle Shank is one and the same person as Gaynelle Shank as grantee in that certain deed filed of record in Instrument #1997-21553.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 30, 2019.

GRANTORS:

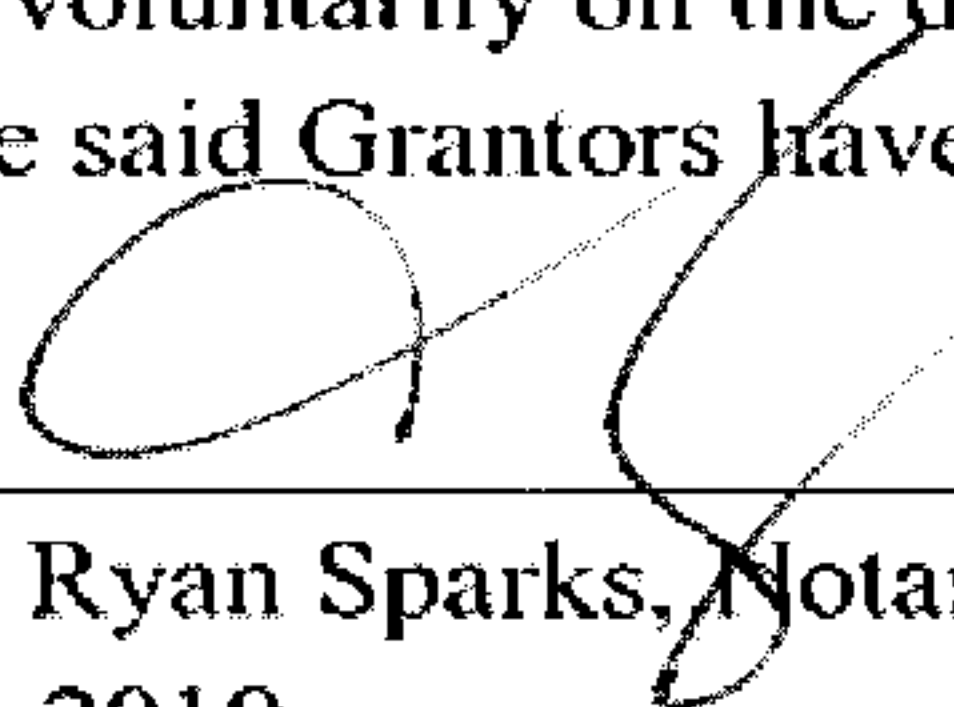
Paul D. Shank, by Pamela S. Allums, as his attorney-in-fact
Paul D. Shank, by Pamela S. Allums, as his attorney-in-fact

Gaynelle Shank, by Alan Arnett, as her attorney-in-fact
Gaynelle Shank, by Alan Arnett, as her attorney-in-fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul D. Shank, by Pamela S. Allums, as his attorney-in-fact, and Gaynelle Shank, by Alan Arnett, as her attorney-in-fact, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul D. Shank, by Pamela S. Allums, as his attorney-in-fact, and Gaynelle Shank, by Alan Arnett, as her attorney-in-fact each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 30, 2019.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



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

Grantor's Name Paul D. Shank
 Mailing Address Gaynelle Shank
6288 Highway 17
Helena, Alabama 35080

Grantee's Name Terry R. Phifer
 Mailing Address Pam C. Phifer
6288 Highway 17
Helena, Alabama 35080

Property Address 6288 Highway 17
Helena, Alabama 35080

Date of Sale 9/30/19
 Total Purchase Price \$ 295,000.00
 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
☐ 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 9/30/19

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2019 09:50:39 AM
 \$102.00 CHARITY
 20191003000363090

Allen S. Bayl