

This instrument was prepared by:
Caroline Harrington Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Garrett Stoddart Quinn
6 Chelsea Village Lane
Chelsea, AL 35043
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Two Hundred Sixty Two Thousand Five Hundred and 00/100--- (\$262,500.00) Dollars,

As evidenced by the closing statement,
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I or we

John L. Phillips and Lori E. Phillips, a married couple
(whose address is: 1139 Hardwood Cove Rd, Birmingham AL 35242)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Garrett Stoddart Quinn and Kelsey Ann Rollins Quinn
(whose address is the property address)
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 257,744.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 21st day of October, 2019.

John L. Phillips (Seal)
John L. Phillips
STATE OF Alabama)

Lori E. Phillips (Seal)
Lori E. Phillips

COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify John L. Phillips and Lori E. Phillips, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, A.D., 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2019 09:54:53 AM
\$27.00 CHERRY
20191025000393070

Caroline S. Bayl

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/21