

Prepared by:  
Michael D Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20205657

Send Tax Notice To:  
Anthony Paul Phelps Kristy Seales  
Phelps  
985 Crestview Rdg.  
Helena, AL 35080

**CORPORATION WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Three Hundred Eighty One Thousand Seven Hundred Eighty Dollars and No Cents (\$381,780.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Clayton Properties Group, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Anthony Paul Phelps and Kristy Seales Phelps (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 1048, according to the Survey of Final Plat, Riverwoods Sector 10, as recorded in Map Book 51, Page 32 A & B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$362,691.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor by Jessica Earnest, as Assistant Secretary who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February, 2020.

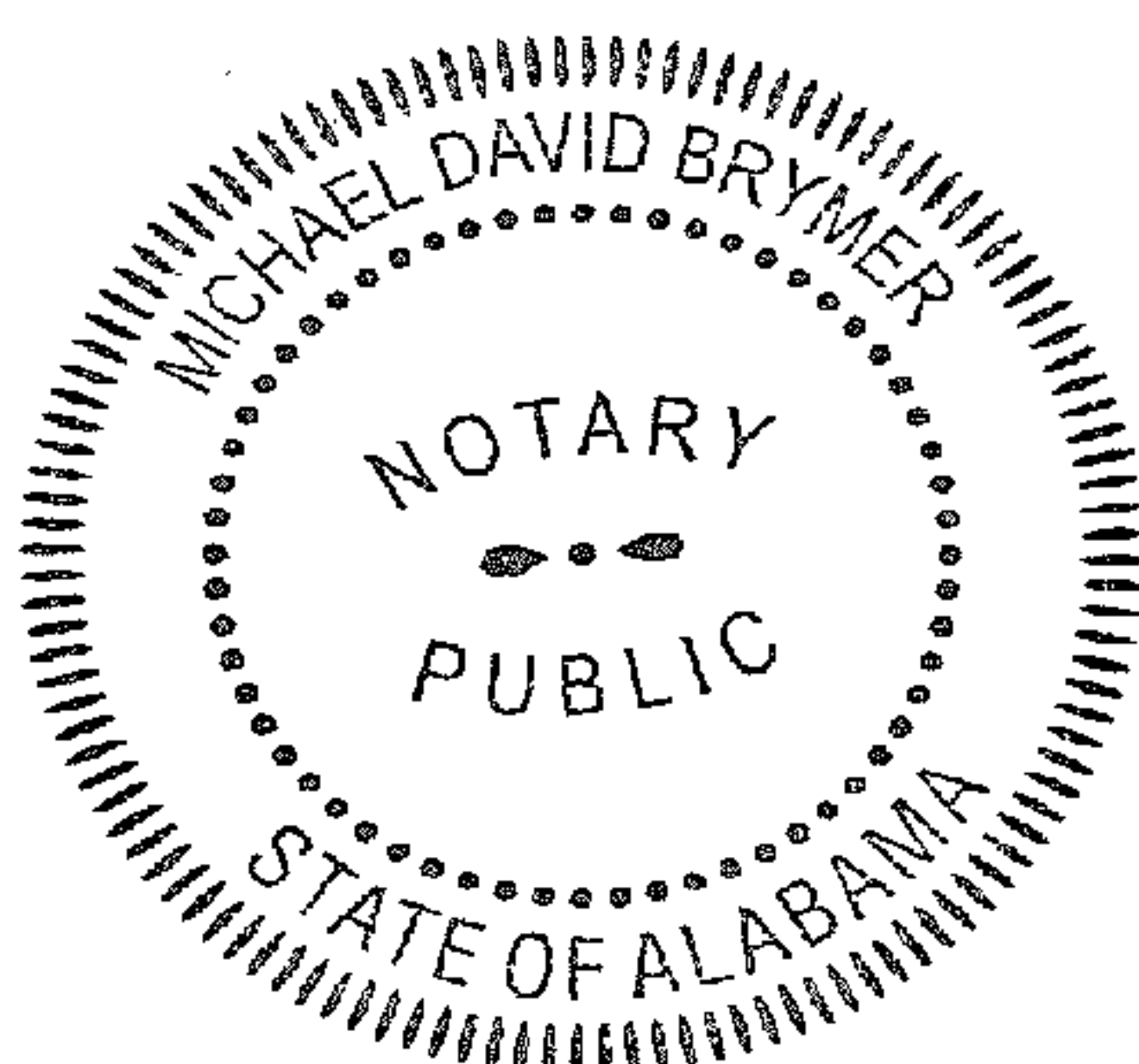
Clayton Properties Group, Inc.

By: Jessica Earnest  
Jessica Earnest, Assistant Secretary

**State of Alabama**  
**County of Jefferson**

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Jessica Earnest, whose name as Assistant Secretary of Clayton Properties Group, Inc. a , 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, she as such officer and with full authority executed the same voluntarily for and as the act of said .

Given under my hand and official seal this the 24th day of February, 2020.



Michael D Brymer  
Notary Public: Michael D Brymer  
My Commission Expires: September 25, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Clayton Properties Group, Inc.	Grantee's Name	Anthony Paul Phelps Kristy Seales Phelps
Mailing Address	3111 Timberlake Drive Birmingham, AL 35243	Mailing Address	985 Crestview Rdg. Helena, AL 35080
Property Address	985 Crestview Rdg. Helena, AL 35080	Date of Sale	February 24, 2020
		Total Purchase Price	\$381,780.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

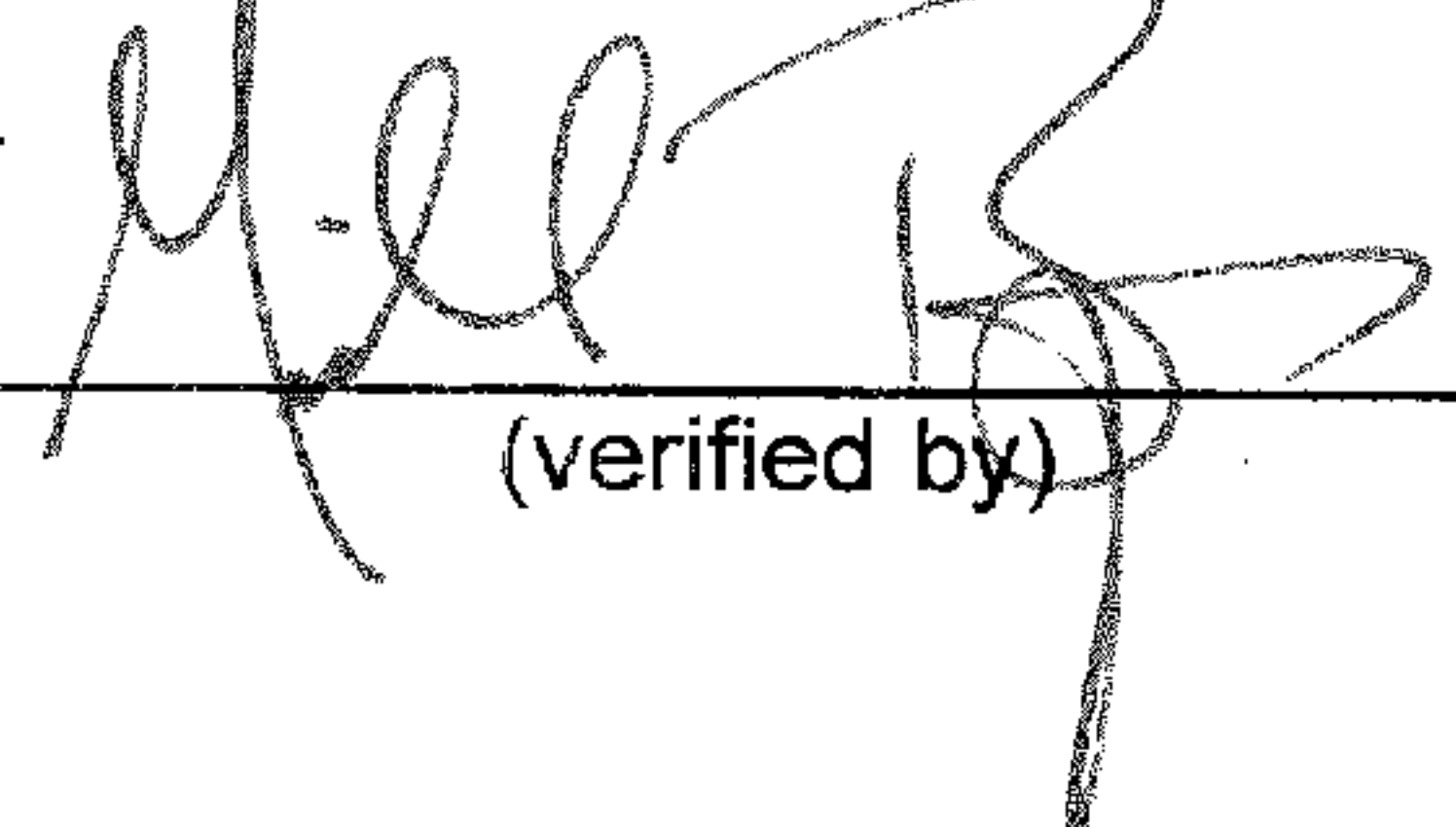
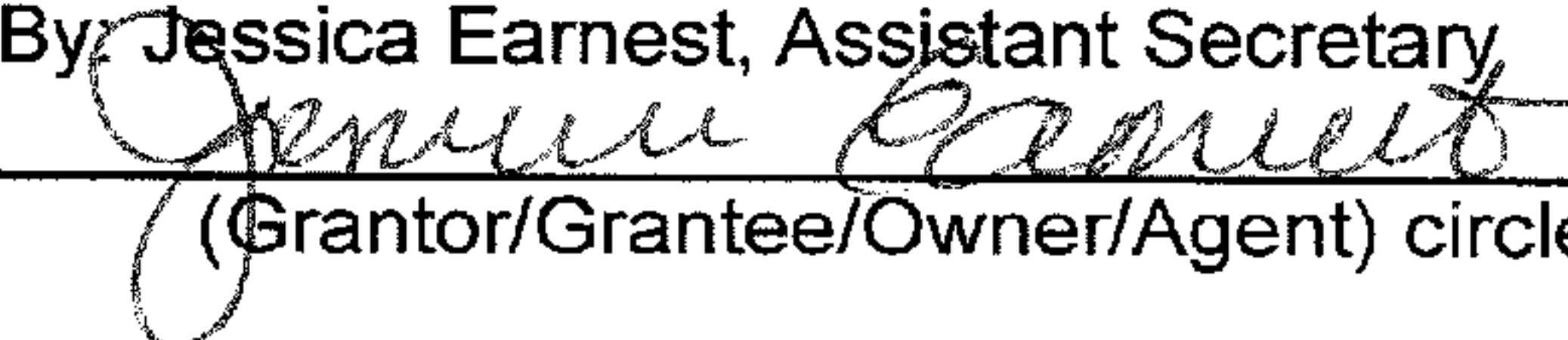
Date of Sale - the date on which interest to the property was conveyed.

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 of 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 24, 2020	Print	Clayton Properties Group, Inc.
Unattested		By	Jessica Earnest, Assistant Secretary
	(verified by)	Sign	
			(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2020 01:05:50 PM  
\$44.50 CHERRY  
20200225000073860

Allen S. Boyd