

20200514000191700
05/14/2020 01:01:56 PM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Terrence M. Phillips
4460 White Acres Rd
Montgomery AL 36106

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED DOLLARWS AND ZERO CENTS (\$108,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Terrence M. Phillips and wife, ~~Sharen L. Phillips~~ and Sean M. Phillips, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Terrence M. Phillips and Sharen L. Phillips** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.


No part of the homestead of the Grantors herein or their spouse.


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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2020.


Terrence M. Phillips


Sharen L. Phillips
SHARON

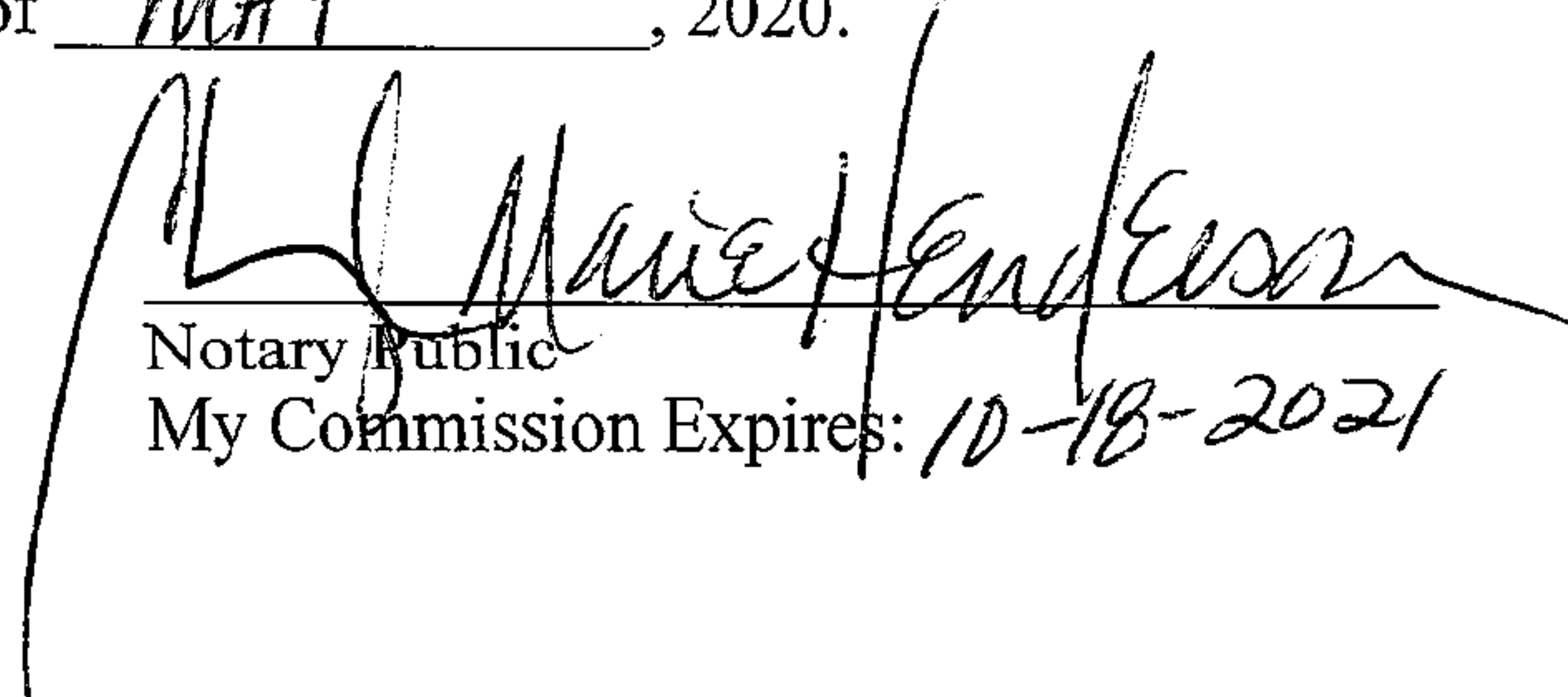

Sean M. Phillips

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Terrence M. Phillips and ~~Sharen L. Phillips~~**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of MAY, 2020.

CHERYL MARIE HENDERSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE


Notary Public
My Commission Expires: 10-18-2021

STATE OF ALABAMA)
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Sean M. Phillips**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of MAY, 2020.

~~~~~  
CHERYL MARIE HENDERSON  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
~~~~~

Cheryl Marie Henderson
Notary Public

My Commission Expires: 10-18-2021

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1 - Situated in the SW 1/4 of Section 13 and the NW 1/4 of Fractional Section 24, all in Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of above said Section 13, said point being the POINT OF BEGINNING; thence N00°55'30"E for a distance of 256.65' to the Southeasterly R.O.W. line of Shelby County Highway 306, 80' R.O.W.; thence N52°21'19"E and along said R.O.W. line for a distance of 195.66' to a curve to the left, having a radius of 1040.00', and subtended by a chord bearing N51°09'47"E, and a chord distance of 43.27'; thence along the arc of said curve and along said R.O.W. line for a distance of 43.28'; thence N49°58'16"E and along said R.O.W. line for a distance of 40.21' to the Southerly R.O.W. line of Shelby County Highway 86, 80' R.O.W. and a curve to the left, having a radius of 540.00, and subtended by a chord bearing S86°20'38"E, and a chord distance of 331.21'; thence along the arc of said curve and along said R.O.W. line for a distance of 336.64' to a reverse curve to the right, having a radius of 1140.00, and subtended by a chord bearing N72°25'28"E, and a chord distance of 220.04'; thence along the arc of said curve and along said R.O.W. line for a distance of 220.39'; thence N66°53'10"E and along said R.O.W. line for a distance of 132.42' to a curve to the right, having a radius of 1410.00', and subtended by a chord bearing N75°40'25"E, and a chord distance of 430.81'; thence along the arc of said curve and along said R.O.W. line for a distance of 432.50'; thence N84°27'40"E and along said R.O.W. line for a distance of 55.32'; thence S02°59'36"W and leaving said R.O.W. line for a distance of 725.56'; thence S00°40'47"W for a distance of 356.76'; thence S00°58'33"E for a distance of 618.52'; thence N89°33'21"W for a distance of 717.38'; thence N00°18'22"E for a distance of 922.18'; thence N89°33'21"W for a distance of 614.07'; thence N00°01'55"W for a distance of 128.87' to the POINT OF BEGINNING. LESS AND EXCEPT any R.O.W. of Heart of Dixie Railroad.

Real Estate Sales Validation Form

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

Grantor's Name Terrence M. Phillips Grantee's Name Terrence M. Phillips
 Mailing Address 4460 White Acres Rd Mailing Address 4460 White Acres Rd
Montgomery AL Montgomery AL
36106 36106

Property Address Vacant Prop.

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 108,500.00

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 _____ Appraisal
 ____ Sales Contract ✓ Other tax value
 ____ 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 13 May 2020

Print Terrence M. Phillips

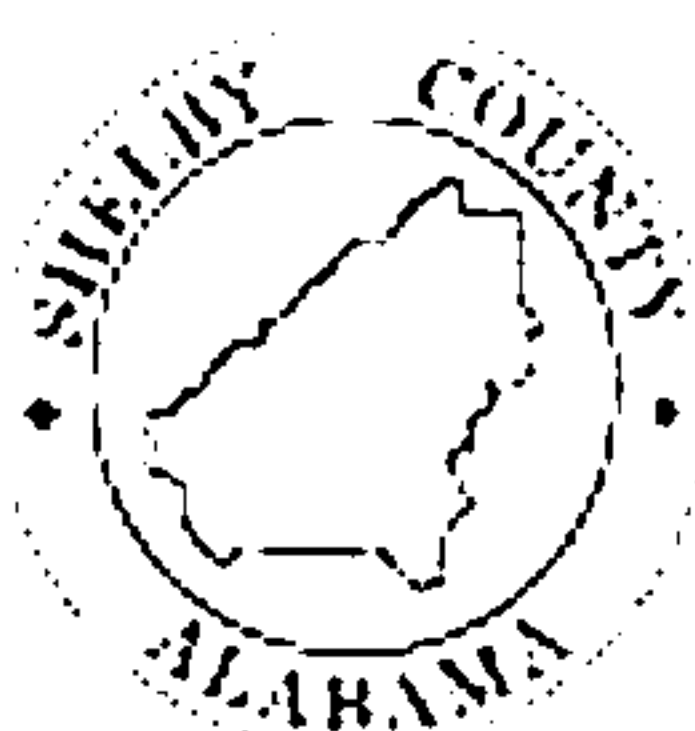
____ Unattested

Sign Terrence M. Phillips

(verified by)

(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
 05/14/2020 01:01:56 PM
 \$140.50 JESSICA
 20200514000191700

Allen S. Bayl