

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

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

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED NINETY THOUSAND SIX HUNDRED AND ZERO CENTS (\$490,600.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Terrence M. Phillips and wife, ~~Sharon~~ L. Phillips and Sean M. Phillips** grant, bargain, sell and convey unto, **Sean M. Phillips**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 13th day of May, 2020.

Terrence M. Phillips
Terrence M. Phillips

Sharon L. Phillips
Sharon L. Phillips
Sharon

Sean M. Phillips
Sean M. Phillips

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terrence M. Phillips and ~~Sharon~~ L. 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 he/she/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

Marie Henderson
Notary Public
My Commission Expires: 10-18-2021

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sean M. 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 he/she/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

Cheryl Marie Henderson
Notary Public

My Commission Expires: 10-18-2021

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 2 - Situated in Fractional Section 24, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of above said Section 24; thence S00°01'55"E for a distance of 128.87' to the POINT OF BEGINNING; thence continue S00°01'55"E for a distance of 1263.37'; thence S89°33'21"E for a distance of 1331.63'; thence S00°32'52"W for a distance of 1318.99'; thence S89°27'09"E for a distance of 3996.40'; thence N00°03'40"W for a distance of 1306.99'; thence N89°28'25"W for a distance of 1306.47'; thence N89°20'25"W for a distance of 348.75' to the Southeasterly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and a curve to the right, having a radius of 1010.00, and subtended by a chord bearing N88°16'11"W, and a chord distance of 1287.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 1395.77'; thence N48°40'46"W and along said R.O.W. line for a distance of 948.47' to a curve to the left, having a radius of 1375.00', and subtended by a chord bearing N57°12'02"W, and a chord distance of 407.47'; thence along the arc of said curve and along said R.O.W. line for a distance of 408.98'; thence S00°58'33"E and leaving said R.O.W. line for a distance of 510.59'; 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' to the POINT OF BEGINNING. LESS AND EXCEPT any R.O.W. of Heart of Dixie Railroad

PARCEL 3 - Situated in Fractional Section 24, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of above said Section 24; thence S00°01'55"E for a distance of 1392.25'; thence S89°33'21"E for a distance of 1331.63'; thence S89°01'54"E for a distance of 1245.97' to the Northeasterly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and the POINT OF BEGINNING; thence continue S89°01'54"E and leaving said R.O.W. line for a distance of 113.84'; thence S89°20'25"E for a distance of 789.79' to the Northwesterly R.O.W. line of above said Heart of Dixie Railroad; and a curve to the right, having a radius of 910.00, and subtended by a chord bearing N89°18'05"W, and a chord distance of 903.63'; thence along the arc of said curve and along said R.O.W. line for a distance of 945.60' to the POINT OF BEGINNING.

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 Sean M. Phillips
 Mailing Address 4460 White Acres Rd Mailing Address 4460 White Acres Rd
Montgomery AL Montgomery AL
36106 36106

Property Address 1534 Hwy 306
Calera

Date of Sale 5-13-2020
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 490,600.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 Sean M. Phillips

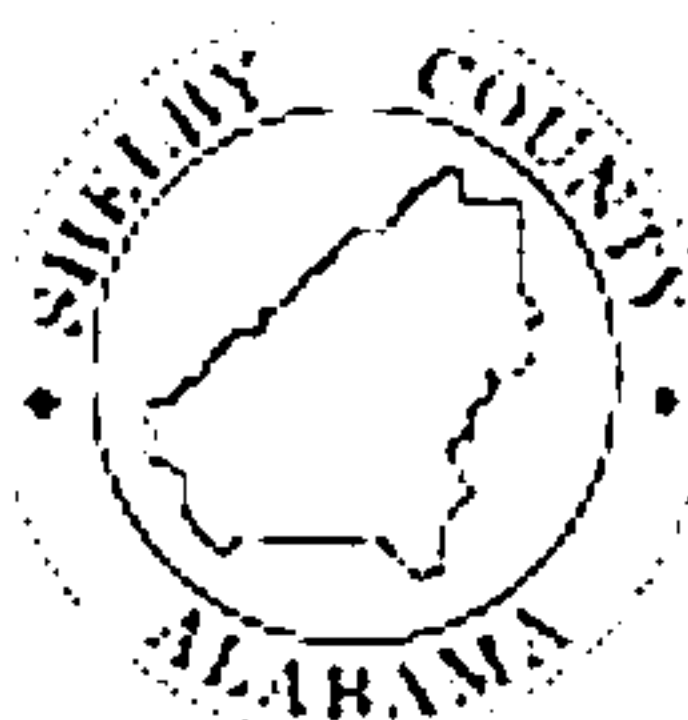
Unattested

Sign Sean 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 01:06:00 PM
 \$522.00 JESSICA
 20200514000191710

Alvin S. Bayl