

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26617

Send Tax Notice To: Eric Cost
Brandy Cost
3016 Long Branch Dr.
Calera, AL 35040

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Keith Phillips and Amanda M. Phillips, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eric Cost and Brandy Cost**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$313,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of November, 2020.

Keith Phillips
Keith Phillips

Amanda M. Phillips
Amanda M. Phillips

State of Alabama
County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Keith Phillips and Amanda 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 the 6th day of November, 2020.

Jennifer Lineberry
Notary Public, State of Alabama
My Commission Expires: 11-13-2023

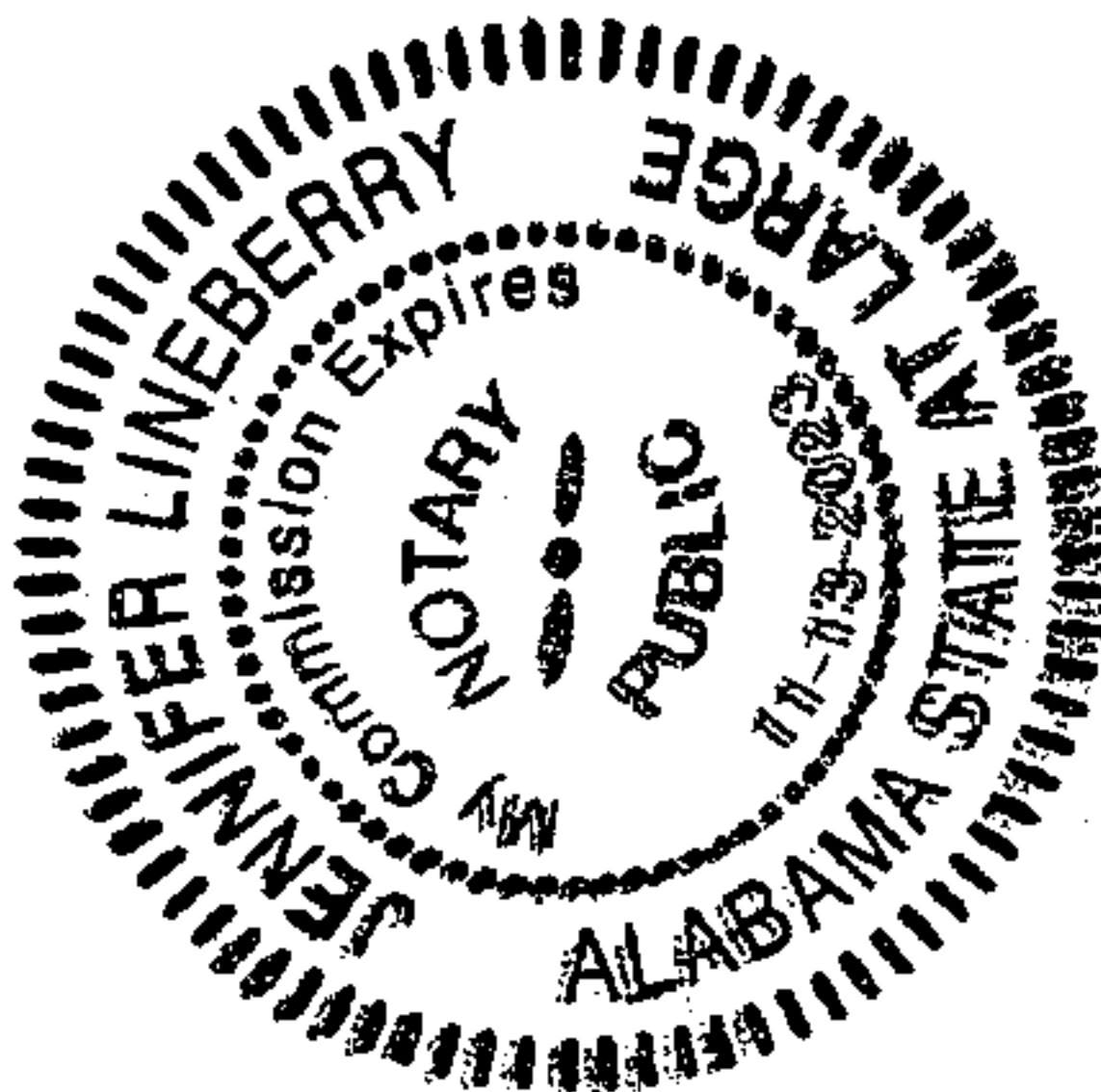


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 231, according to the Survey of Long Branch Estates Phase II - Final Plat, as recorded in Map Book 36, Pages 93 A & B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

All property South of the white painted line of Lot 231, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93 A & B, in the Probate Office of Shelby County, Alabama. The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake, by quit-claim deed recorded in Instrument #20100301000059640, in Probate Office.

24-month chain of title: Instrument #20150917000325960, being a Survivorship Warranty Deed to Keith Phillips and Amanda M. Phillips, dated September 11, 2015.

Real Estate Sales Validation Form

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

Grantor's Name	Keith Phillips Amanda M. Phillips	Grantee's Name	Eric Cost Brandy Cost
Mailing Address	P.O. Box 537 Calera, AL 35040	Mailing Address	3016 Long Branch Dr. Calera, AL 35040
Property Address	3016 Long Branch Dr. Calera, AL 35040	Date of Sale	November 06, 2020
		Total Purchase Price	\$330,000.00
		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)

<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	November 05, 2020	Print	Keith Phillips
<input type="checkbox"/> Unattested		Signed	
	(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
11/06/2020 02:50:40 PM
\$44.50 JESSICA
20201106000508940

