

This Instrument was Prepared by:

Send Tax Notice To: Nathanael David Hunt

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-20-26850

33709 Highway 25  
Wilsonville, AL 35186

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 **Seven Hundred Thousand Dollars and No Cents (\$700,000.00)**, 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, **Paula Phillips, a single woman, and Frank H. Phillips, in his capacity as Personal Representative of the Estate of Buck Phillips, PR # 19BHM00227, Jefferson County, Alabama and as Trustee of the "Real Estate Trust" as established in the will of Buck Phillips** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nathanael David Hunt and Leigh Hunt**, (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 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$548,250.00 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 5<sup>th</sup> day of February, 2021.

Paula Phillips

Frank H. Phillips, in his capacity as Personal Representative of the Estate of Buck Phillips, PR # 19BHM00227, Jefferson County, Alabama and as Trustee of the "Real Estate Trust" as established in the will of Buck Phillips

\*\*David P. Phillips, Jr. and Buck Phillips are one and the same person.

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Paula Phillips and Frank H. Phillips, in his capacity as Personal Representative of the Estate of Buck Phillips, PR # 19BHM00227, Jefferson County, Alabama and as Trustee of the "Real Estate Trust" as established in the will of Buck 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 5<sup>th</sup> day of February, 2021.

Notary Public, State of Alabama

My Commission Expires: 11-13-2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TRACT II:****PARCEL 1:**

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence run West along the North line of said 1/4-1/4 for 542.48 feet to the 398 contour of Lay Lake and the point of beginning; thence continue last described course for 272.04 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence run along said contour the following courses; 78 degrees 44 minutes 24 seconds left run 209.54 feet; thence 7 degrees 59 minutes left run 316.07 feet; thence 11 degrees 47 minutes left, run 349.65 feet; thence 41 degrees 26 minutes left, run 166.59 feet; thence 171 degrees 33 minutes left, run 137.47 feet; thence 45 degrees 33 minutes right run 301.56 feet; thence 16 degrees 15 minutes right run 106.64 feet; thence 12 degrees 33 minutes right, run 273.41 feet; thence 5 degrees 55 minutes left, run 123.34 feet; thence 35 degrees 32 minutes left, run 132.14 feet to the point of beginning; being situated in Shelby County, Alabama.

**PARCEL 2:**

Begin at the Southwest corner of the NE 1/2 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence run North along the West line of said 1/4-1/4 for 379.16 feet; thence 89 degrees 22 minutes 34 seconds right, run 1295.88 feet to the Westerly right of way of Alabama State Highway No. 25; thence 85 degrees 35 minutes 04 seconds right, run Southerly along said right of way for 205.18 feet; thence 90 degrees 00 minutes right, continue along said right of way for 37.00 feet; thence 90 degrees 00 minutes left, continue along said right of way for 756.10 feet to the point of a curve, concaved to the right and having a radius of 1203.24 feet; thence continue along said right of way and curve for 729.68 feet to the South line of the SE 1/4 of the NE 1/4 of said section; thence 76 degrees 05 minutes 26 seconds right from chord of said curve, run West along the South line of last said 1/4-1/4 for 394.9 feet to the 398 contour of Lay Lake; thence continue along said contour the following courses: 13 degrees 54 minutes right, run 245.7 feet; thence 1 degree 09 minutes right, run 178.5 feet; thence 19 degrees 55 minutes left, run 78.0 feet; thence 121 degrees 04 minutes left, run 122.0 feet to the South line of last said 1/4-1/4; thence 125 degrees 56 minutes right, run West along said 1/4-1/4 for 84.6 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence continue along said contour the following courses: 38 degrees 36 minutes right run 140.3 feet; thence 4 degrees 50 minutes left, run 122.0 feet; thence 36 degrees 47 minutes left, run 78.7 feet; thence 89 degrees 55 minutes left run 80.9 feet; thence 42 degrees 58 minutes right, run 66.2 feet; thence 113 degrees 10 minutes right, run 106.64 feet; thence 31 degrees 24 minutes right, run 141.86 feet; thence 57 degrees 18 minutes left, run 87.46 feet; thence 68 degrees 12 minutes left, run 80.8 feet; thence 30 degrees 02 minutes right, run 212.26 feet; thence 35 degrees 29 minutes left, run 73.9 feet; thence 42 degrees 40 minutes left, run 62.5 feet; thence 34 degrees 22 minutes left, run 83.0 feet; thence 38 degrees 22 minutes right, run 43.3 feet; thence 52 degrees 48 minutes left, run 115.34 feet; thence 58 degrees 16 minutes left, run 71.86 feet; thence 16 degrees 58 minutes right, run 140.02 feet; thence 34 degrees 49 minutes left, run 63.5 feet; thence 116 degrees 44 minutes right, run 94.38 feet; thence 29 degrees 22 minutes right, run 249.35 feet; thence 71 degrees 42 minutes right, run 142.52 feet; thence 9 degrees 42 minutes right, run 249.33 feet; thence 34 degrees 38 minutes left, run 111.56 feet; thence 67 degrees 03 minutes right, run 120.57 feet; thence 8 degrees 41 minutes left, run 210.68 feet; thence 15 degrees 35 minutes left, run 96.7 feet; thence 7 degrees 30 minutes right run 132.71 feet to the North line of the SW 1/4 of the NE 1/4 of said section; thence 67 degrees 11 minutes right, run 300.48 feet to the point of beginning; being situated in Shelby County, Alabama.

According to the survey of Thomas Simmons, dated March 7, 1988.

**DEED RESTRICTIONS: NO MODULAR OR MOBILE HOMES SHALL BE PERMITTED ON THE PROPERTY FOR COMMERCIAL RENTAL PURPOSES FOR A PERIOD OF 10 YEARS.**



Real Estate Sales Validation Form

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

Grantor's Name	Paula Phillips Frank H. Phillips, in his capacity as Personal Representative of the Estate of Buck Phillips, PR # 19BHM00227, Jefferson County, Alabama and as Trustee of the "Real Estate Trust" as established in the will of Buck Phillips	Grantee's Name	Nathanael David Hunt
Mailing Address	33709 Highway 25 Wilsonville, AL 35186	Mailing Address	
Property Address	33709 Highway 25 Wilsonville, AL 35186	Date of Sale	January 29, 2021
		Total Purchase Price	\$700,000.00
		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.

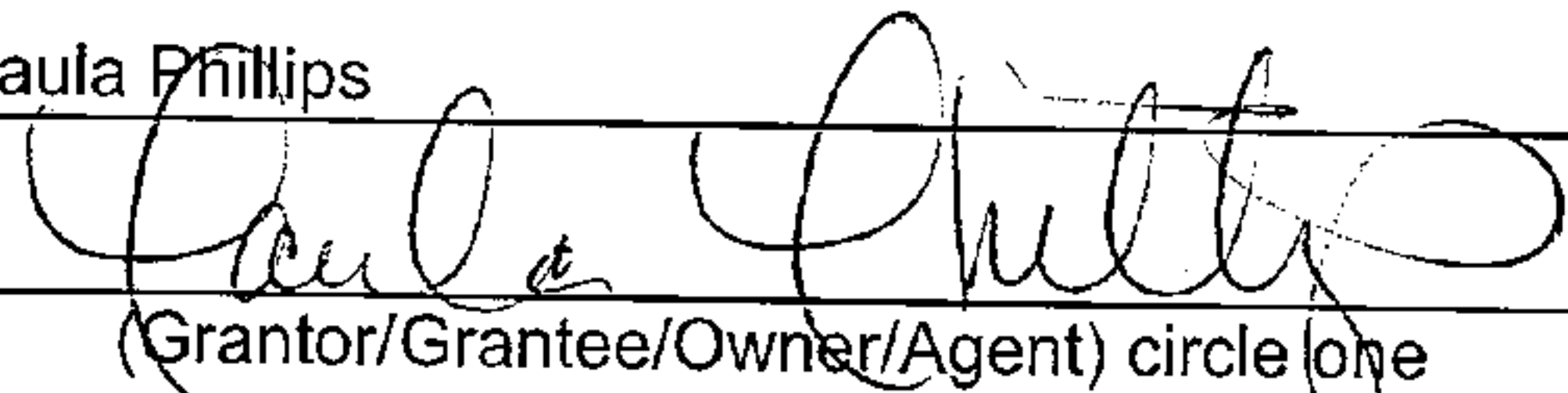
Date of Sale - the date on which interest to the property was conveyed.

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	January 29, 2021	Print	Paula Phillips
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/08/2021 09:44:35 AM  
\$180.00 CHERRY  
20210208000064260

Alex S. Byrd