

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Dave Todd DeHarde
Camille Louise DeSantis
400 Merry Hill Rd.
Sterrett, AL 35147

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Nineteen Thousand and no/100 Dollars (\$419,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John L. Phillips and Lori E. Phillips, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Dave Todd DeHarde and Camille Louise DeSantis**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East situated in Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East, thence run East along the North line of the said 1/4-1/4 for 334.31 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69 feet; thence turn an angle right of 84 degrees 17 minutes 81 seconds and run Southeast for 815.32 feet thence turn an angle to the right of 14 degrees 22 minutes 08 seconds and run southwest for 476.16 feet, thence turn an angle to the right of 69 degrees 38 minutes 22 seconds and run West for 98.15 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 273.05 feet; thence turn an angle to the left of 89 degrees 14 minutes 35 seconds and run West for 150.00 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 1010.62 feet to the point of beginning situated in Shelby County, Alabama.

\$398,050.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

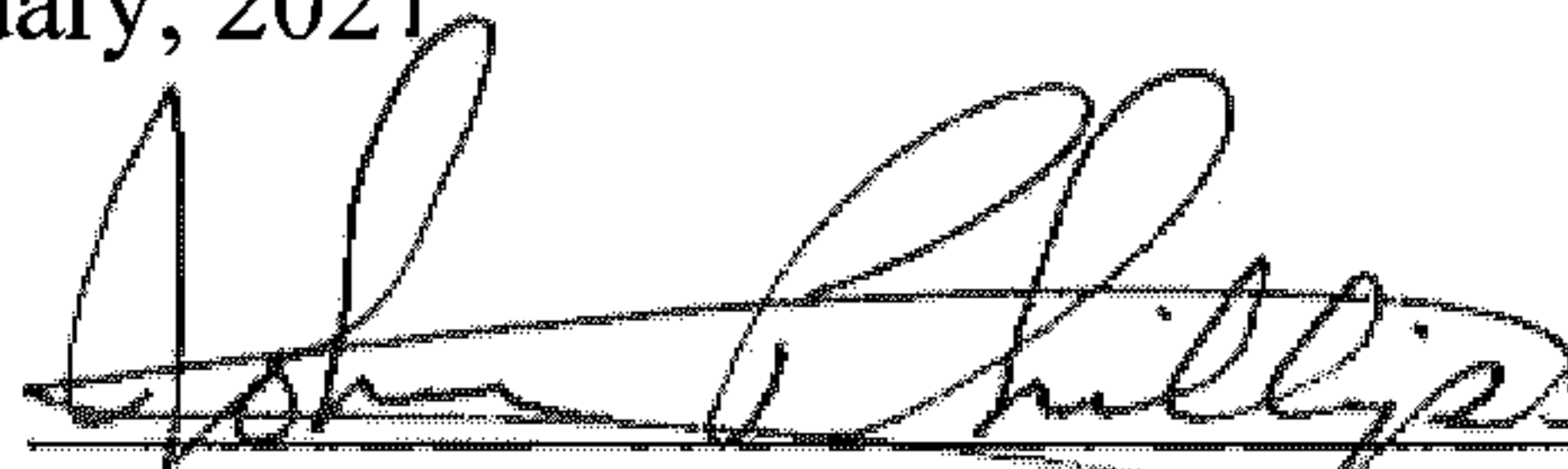
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 26th day of February, 2021



John L. Phillips

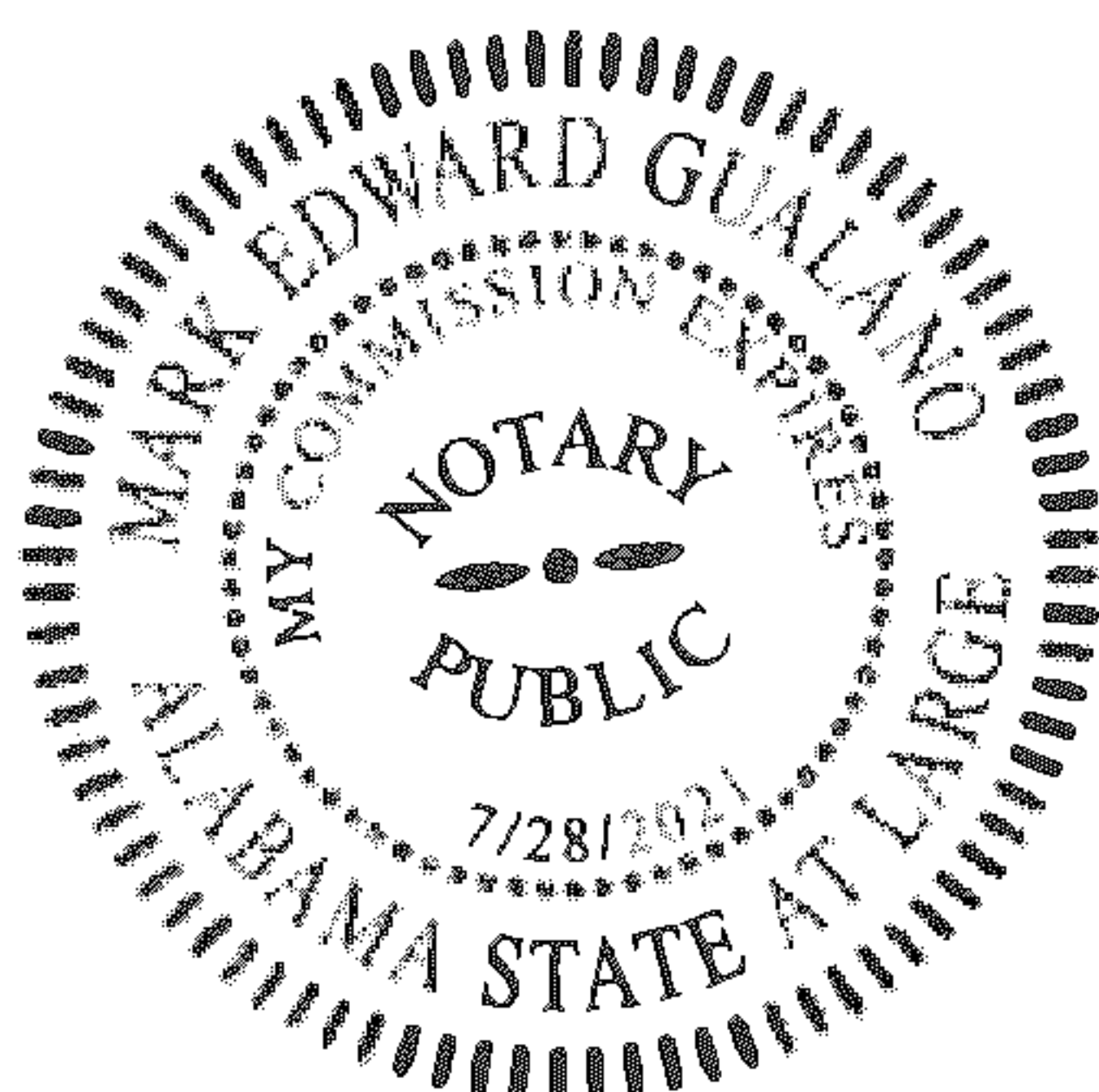


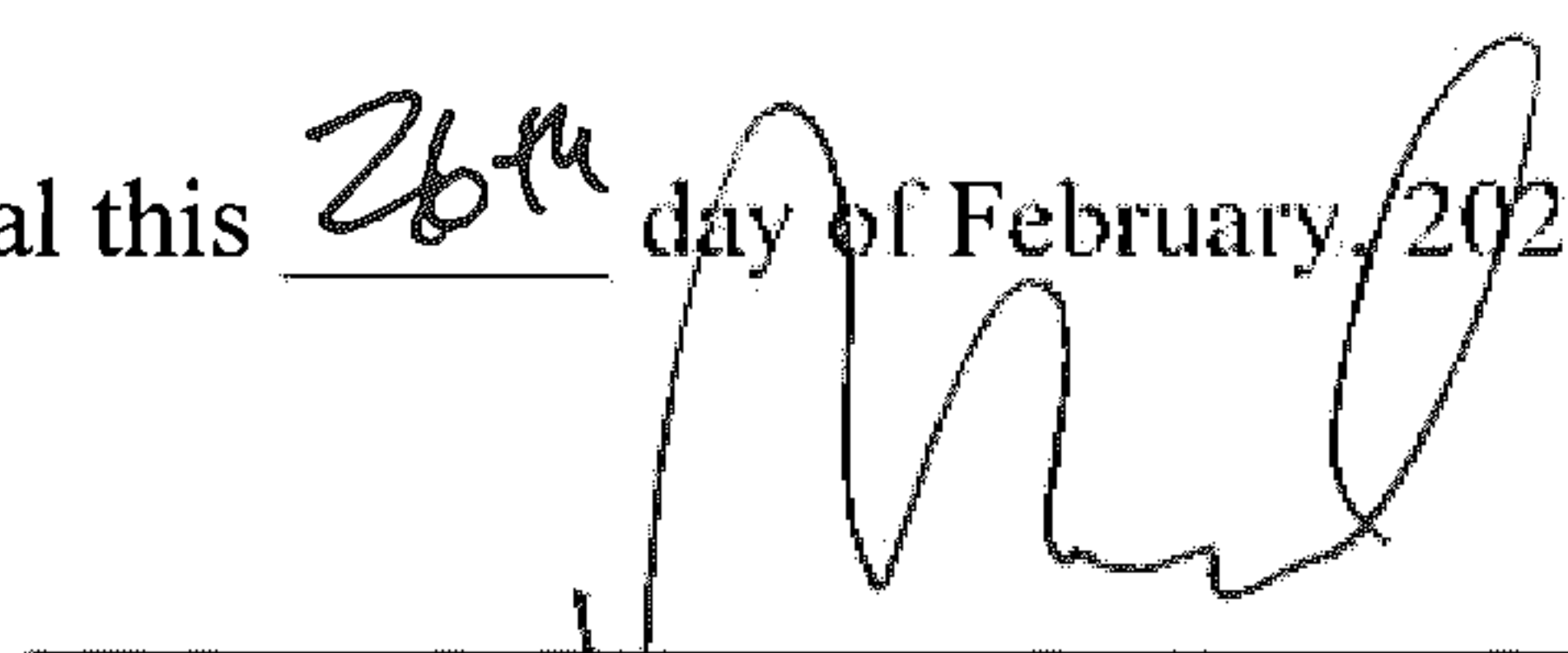
Lori E. Phillips

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John L. Phillips and Lori E. Phillips** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2021.





Notary Public
My commission expires: 7/28/21

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name John L. Phillips
Lori E. PhillipsMailing Address _____

_____Property Address 400 Merry Hill Rd.
Sterrett, AL 35147Grantee's Name Camille Louise DeSantis
Dave Todd DeHardeMailing Address 400 Merry Hill Rd.

Sterrett, AL 35147Date of Sale February 26, 2021
Total Purchase Price \$419,000.00or
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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 26, 2021

Print John L. Phillips

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 11:22:59 AM
\$49.00 CHERRY
20210301000101150

Alicia S. Boyd

Form RT-1