

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Roger Phillips
1960 14th St.
Calera, AL 35040

GENERAL WARRANTY DEED

20210420000196040
04/20/2021 09:34:49 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixteen Thousand And No/100 Dollars (\$16,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Lois Smitherman Guy, a married woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Roger Phillips (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Begin at 1" rod at a fence corner post at the Northeast corner of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama and run South 00 degrees 00 minutes 00 seconds East for 402.24 feet to a fence corner post on the North right of way of Shelby County Highway No. 46; thence along said highway North 60 degrees 50 minutes 08 seconds West for 200.55 feet to a set iron; thence leaving said highway run North 12 degrees 25 minutes 22 seconds East for 324.91 feet to a set iron; thence run South 83 degrees 04 minutes 15 seconds East for 106.01 feet to the point of beginning.
Survey prepared by Michael G. Moates, PLS # 19262, dated 04/12/2021

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Lois Smitherman Guy is one and the same as Lois Smitherman who acquired title in Book 346, Page 507, recorded on April 21, 1983 in the Office of the Judge of Probate of Shelby County, Alabama.

Lois Smitherman Guy is the surviving Grantee in that certain Warranty Deed recorded in Book 346, Page 507 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee Grover P. Smitherman having died on or about June 27, 1997.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his/her spouse.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19th day of April, 20 21.

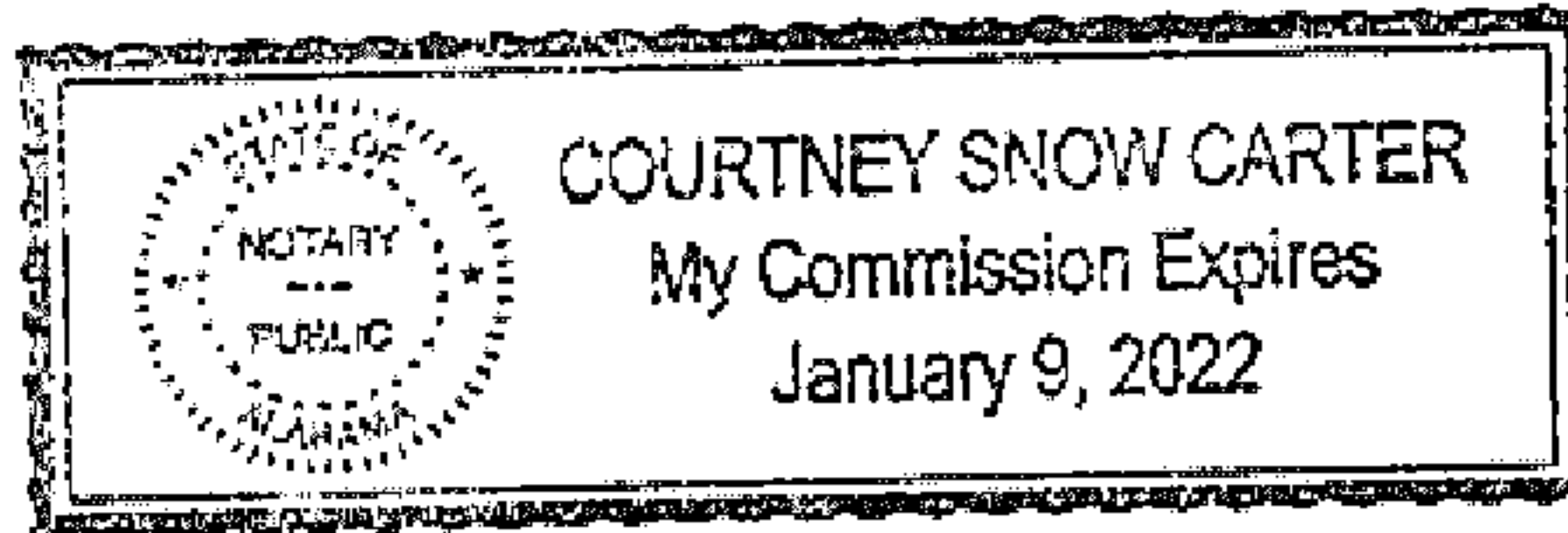
Lois Smitherman Guy by Darryl Murkerson Her Attorney in Fact
Lois Smitherman Guy by Darryl Murkerson, her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl Murkerson whose name as Attorney in Fact for Lois Smitherman Guy 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 and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 19th day of April, 20 21

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Lois Smitherman Guy	Grantee's Name	Roger Phillips
Mailing Address	5032 Guy Drive Bessemer, AL 35022	Mailing Address	1960 14th St. Calera, AL 35040
Property Address	1115 Highway 46 Shelby, AL 35143	Date of Sale	April 19, 2021
		Total Purchase Price	\$16,000.00
		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)

 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 - Lois Smitherman Guy, 5032 Guy Drive, Bessemer, AL 35022.

Grantee's name and mailing address - Roger Phillips, 1960 14th St., Calera, AL 35040.

Property address - 1115 Highway 46, Shelby, AL 35143

Date of Sale - April 19, 2021.

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.

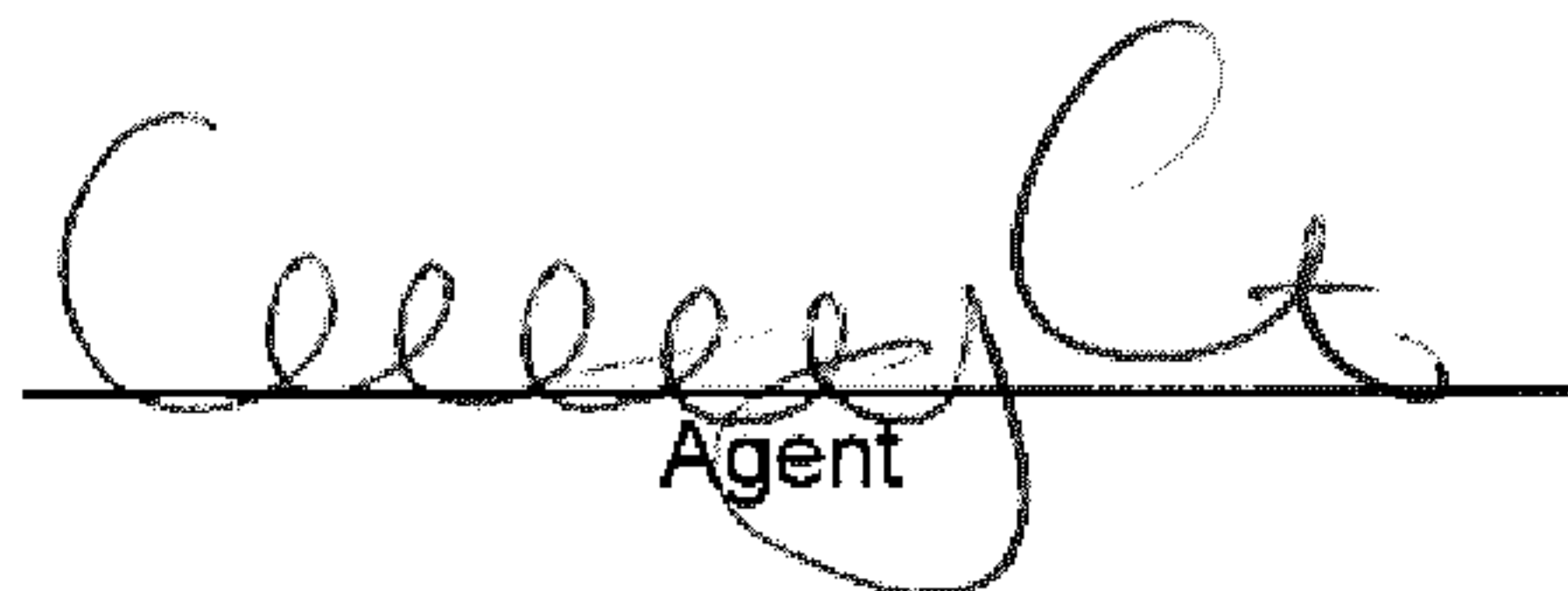
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: April 19, 2021

Sign



Agent

