

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-02-6233
Documentary Evidence: Sales Contract

Send Tax Notice To:
Sonja Key Phillips and
James Fred Phillips
1321 Caliston Way
Pelham, AL 35124
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **William H. Cole, an unmarried man**, whose address is 220 Country Hills Road, Montevallo, AL 35115, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **Sonja Key Phillips, James Fred Phillips, Ashley Michelle Davis and Cole Phillips Davis**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Parcel I:

A tract of land situated in the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the Northwest ¼ of the Southeast ¼; thence North along the East line thereof a distance of 2119.48 feet to the Southeast Row line of Shelby County Highway No. 12; thence 112 degrees 07 minutes 23 seconds and run Southwest along the said ROW line for 106.12 feet; thence 98 degrees 15 minutes 26 seconds left in a Southeasterly direction a distance of 180.0 feet; thence 44 degrees 13 minutes 32 seconds right in a Southwesterly direction a distance of 33.5 feet; thence 53 degrees 49 minutes 45 seconds and run Southwesterly a distance of 300.0 feet; thence 112 degrees 23 minutes 13 seconds right and run North a distance of 222.0 feet to the Southeast ROW line of Shelby county Highway No. 12; thence 112 degrees 23 minutes 13 seconds left and run Southwest along said ROW a distance of 150.83 feet to the beginning of a curve to the left, said curve having a radius of 1600.57 feet and subtending a curve to the left, said curve having a radius of 1600.57 feet and subtending a central angle of 09 degrees 18 minutes 12 seconds; thence run Southwest along the arc of said curve a distance of 259.89 feet; thence 58 degrees 30 minutes 07 seconds left from "Tangent to Curve" and run in a Southerly direction a distance of 1794.30 feet to a point on the South line of the Northwest ¼ of the Southeast ¼; thence 87 degrees 17 minutes 36 seconds and run in an Easterly direction along the South line thereof a distance of 667.94 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

Easement for Ingress and Egress in the Southeast ¼ of the Northeast ¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the point of intersection of the West line of said ¼- ¼ Section; thence South along the West line of said ¼- ¼ a distance of 185.0 feet to the point of beginning of the center line of a 20 foot wide easement; thence 42 degrees 30 minutes right and run Southwest 205 feet to the West line of the Southeast Quarter of the Northeast Quarter, the point of beginning; being situated in Shelby County, Alabama.

Parcel III:

A parcel of land situated in the Southeast ¼ of the Northeast ¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the point of intersection of the Southeast line of Shelby County Highway No. 12 and the West line of the Southeast ¼ of the Northeast ¼, thence South along said West line a distance of 187.97 feet to the point of beginning; thence continue South along said West line 530.03 feet, more or less, to an existing dirt access road; thence 144 degrees 21 minutes 35 seconds left and run Northeast along said road 211.57 feet; thence 52 degrees 31 minutes 13 seconds left and run Northwest along said road 320.11 feet, more or less; thence 13 degrees 29 minutes 06 seconds left and run Northwest 60 feet, more or less to the point of beginning.

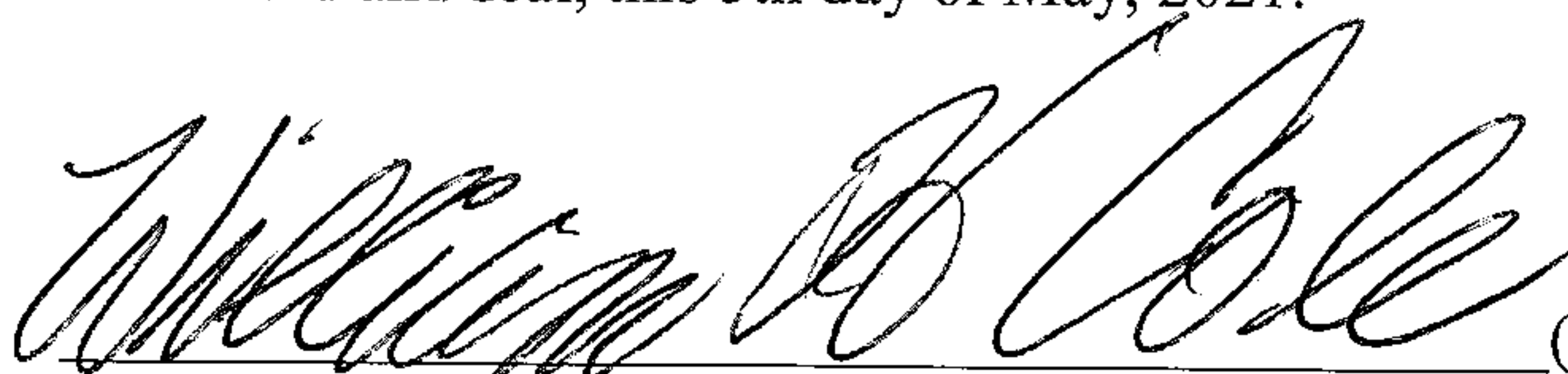
\$192,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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 grantees, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 5th day of May, 2021.

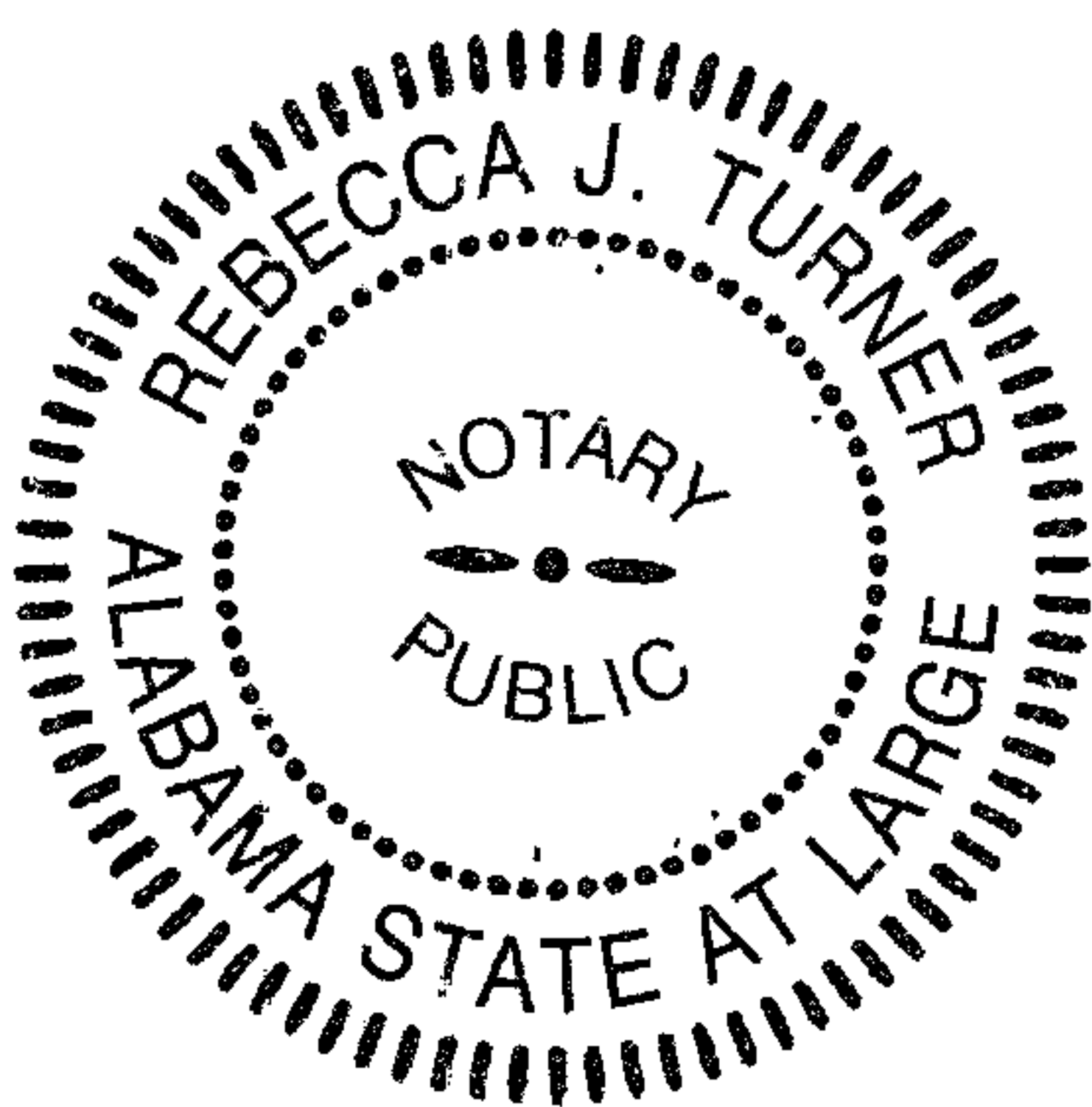
 (Seal)

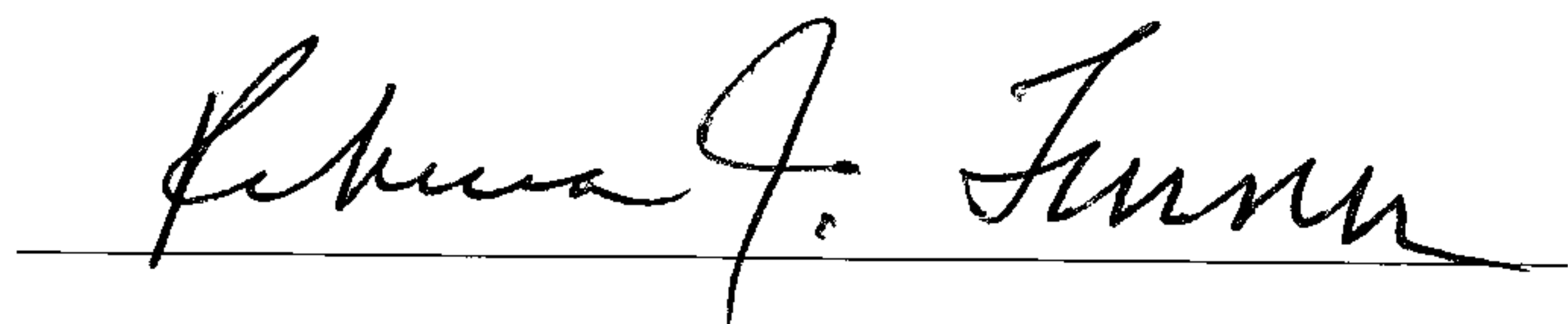
William H. Cole

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William H. Cole**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

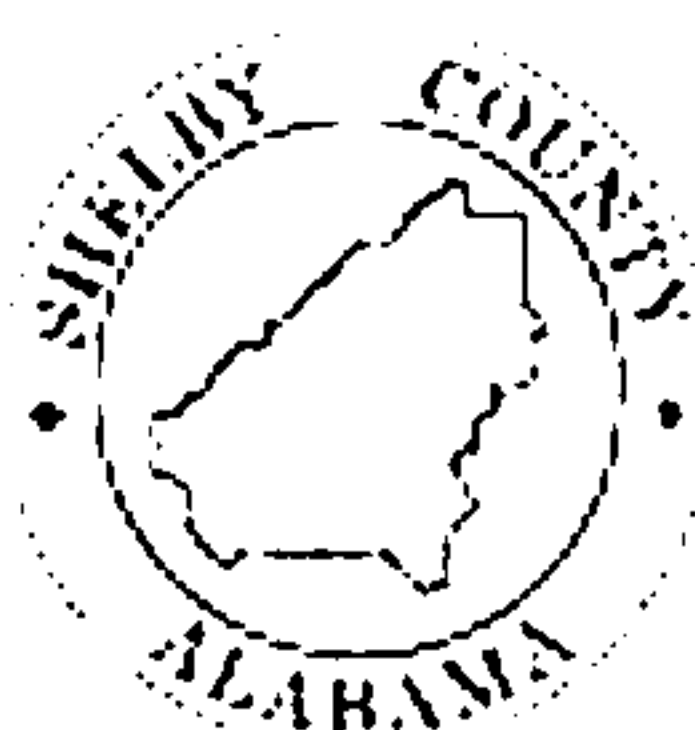
Given under my hand and official seal, this 5th day of May, 2021.





Notary Public Rebecca J. Turner

My Commission Expires: 12/26/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2021 08:42:32 AM
\$212.00 CHERRY
20210513000237150

