



20210812000392270 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
08/12/2021 08:38:23 AM FILED/CERT

This Document Prepared By:  
Gregory D. Harrelson, Esq.  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To  
K&S Holdings, LLC  
281 Normandy Lane  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND and 00/100 DOLLARS (\$178,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Charles Phillips and Stacy Phillips, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto K&S Holdings, LLC., an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Subject to:

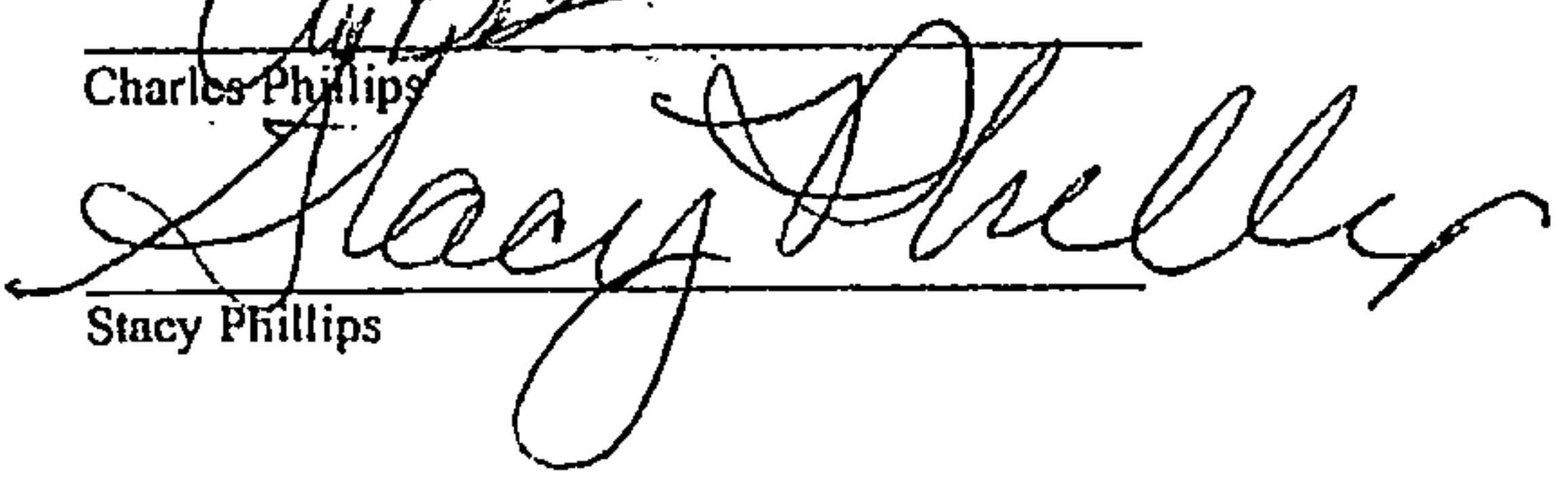
1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$178,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 15th day of July, 2021.

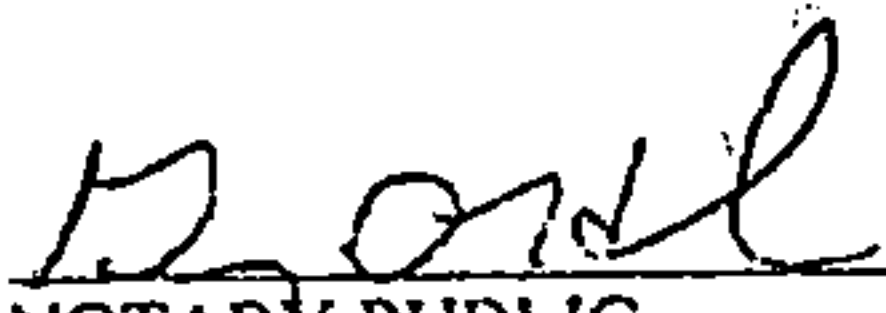
  
Charles Phillips

  
Stacy Phillips

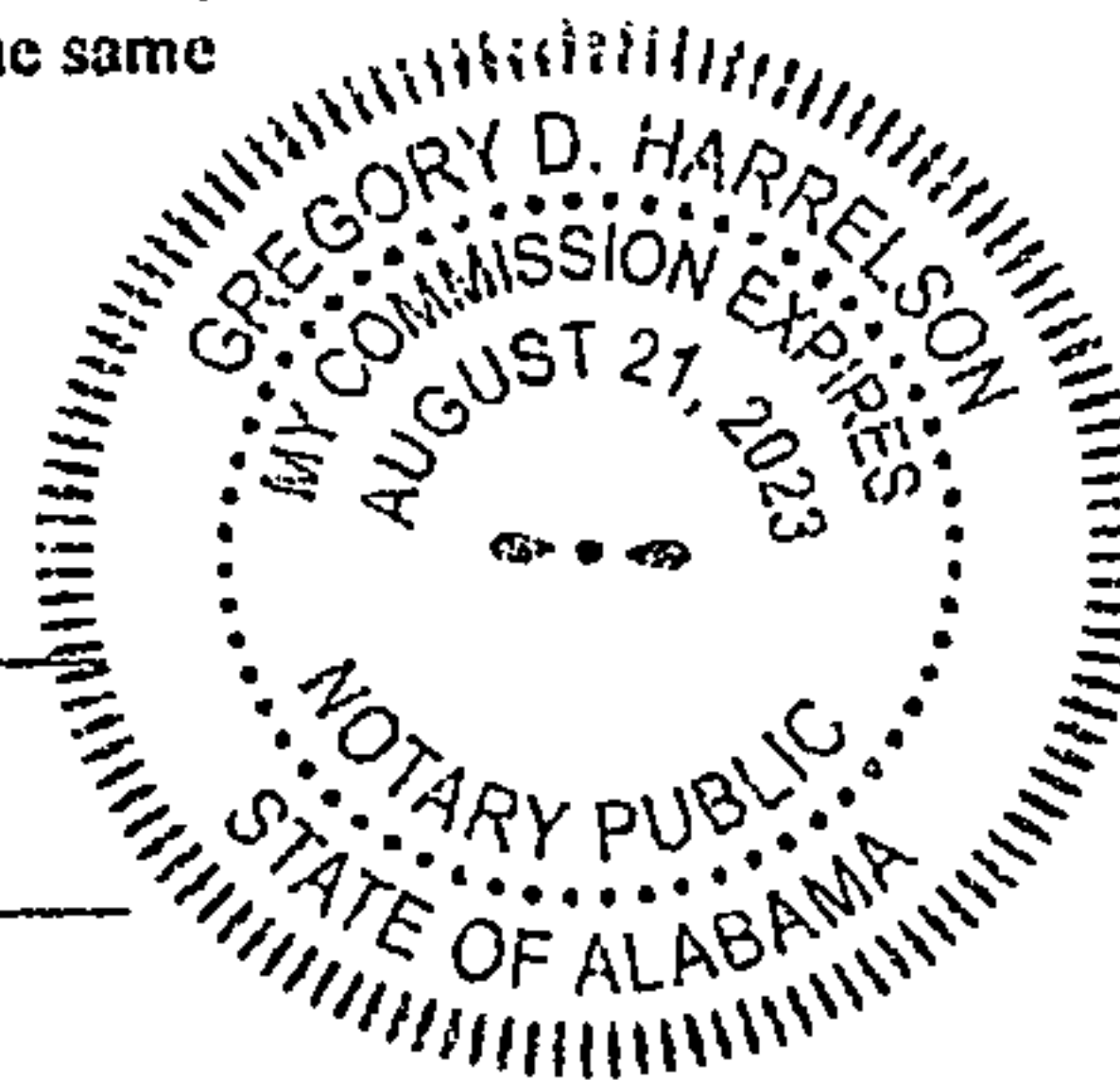
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Phillips and Stacy 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 on the day the same bears date.

Given under my hand and seal this 15th day of July, 2021.

  
NOTARY PUBLIC

My Commission Expires: 8/21/23



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### Real Estate Sales Validation Form

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

Grantor's Name Charles Phillips  
Mailing Address Stacy Phillips  
114 Big Oak Dr  
Maylene, AL 35114

Grantee's Name K&S Holdings, LLC  
Mailing Address 281 Normandy Lane  
Chelsea, AL 35043

Property Address See Legal attached to Deed

Date of Sale 07/15/2021  
Total Purchase Price \$ 178,000.00  
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  
☒ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other

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 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 7/15/21

Print Charles B Phillips

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

Legal Description:

Lots 3 & 4, according to the Map of Weaver Farms as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

Parcel 1

Begin at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence S  $01^{\circ}36'47''$ W, a distance of 100.38 feet to a rebar; thence S  $00^{\circ}01'14''$ W, a distance of 375.26 feet to a rebar; thence S  $01^{\circ}46'16''$ E, a distance of 129.63 feet to a Wheeler cap; thence S  $89^{\circ}53'42''$ W, a distance of 204.00 feet to a Wheeler cap; thence S  $00^{\circ}06'18''$ E, a distance of 216.04 feet to a Wheeler cap; thence N  $89^{\circ}53'42''$ E, a distance of 204.00 feet to a Wheeler cap; thence S  $00^{\circ}31'38''$ W, a distance of 274.26 feet to a rebar; thence S  $03^{\circ}17'32''$ W, a distance of 239.86 feet to the SE corner of above said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , being a rebar; thence S  $88^{\circ}34'29''$ W, a distance of 644.56 feet to a Wheeler cap; thence S  $87^{\circ}31'08''$ W, a distance of 460.73 feet to a Wheeler cap and a point on the Easterly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence N  $14^{\circ}36'21''$ W and along said R.O.W. line a distance of 810.68 feet to a Wheeler cap; thence N  $88^{\circ}44'06''$ E, and leaving said R.O.W. line, a distance of 165.00 feet to an iron pin set; thence N  $42^{\circ}13'17''$ E, a distance of 139.12 feet to a Conn & Allen cap; thence N  $21^{\circ}50'10''$ W, a distance of 145.02 feet to a Conn & Allen cap; thence N  $31^{\circ}31'24''$ W, a distance of 339.86 feet to an iron pin set; thence N  $87^{\circ}33'12''$ E, a distance of 1298.32 feet to the Point of Beginning.

Parcel 2:

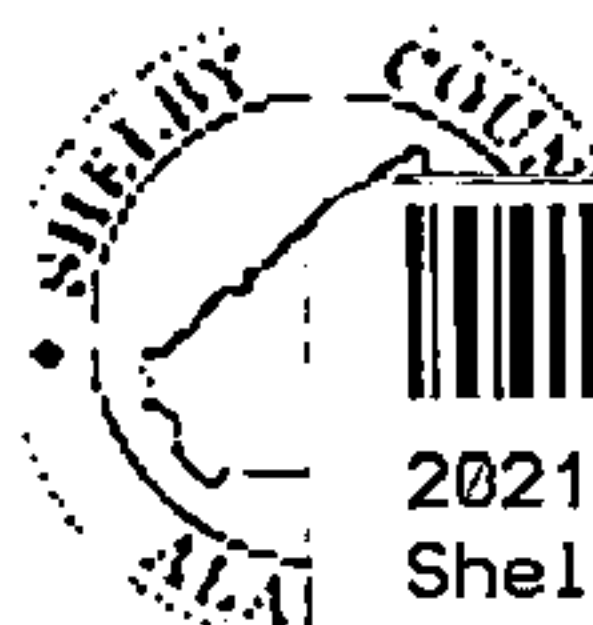
Begin at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence N  $87^{\circ}35'13''$ E, a distance of 119.31 feet to a Wheeler cap and a point on the Westerly R.O.W. line of Shelby County, Highway No. 37, 8' R.O.W.; thence N  $14^{\circ}35'25''$ W and along said R.O.W. line, a distance of 480.91 feet to a Wheeler cap; thence S  $00^{\circ}14'12''$ E and leaving said R.O.W. line a distance of 470.43 feet to the Point of Beginning.

Parcel 3:

Begin at the NE corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, said point being a Wheeler cap and the Point of Beginning; thence S  $88^{\circ}34'29''$ W, a distance of 644.56 feet to a Wheeler cap; thence S  $00^{\circ}08'20''$ E, a distance of 661.26 feet to a Wheeler cap; thence N  $88^{\circ}17'38''$ E, a distance of 653.93 feet to a Wheeler cap; thence N  $00^{\circ}56'51''$ W, a distance of 657.91 feet to the Point of Beginning.

Filed and Recorded  
Official Public Records

Judge of Probate, Shelby County Alabama, County



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*Allen S. Byrd*