

Send tax notice to:
KAYLEA FISHER PHILLIPS
2600 BUTTEWOODS DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021783T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LEE ALLEN BULLOCK, A SINGLE INDIVIDUAL**, whose mailing address is 1300 Beacon Parkway Edb # 501 (hereinafter referred to as "Grantor") by **KAYLEA FISHER PHILLIPS and BRENTON WILLIAM PHILLIPS** whose property address is: **2600 BUTTEWOODS DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$350,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

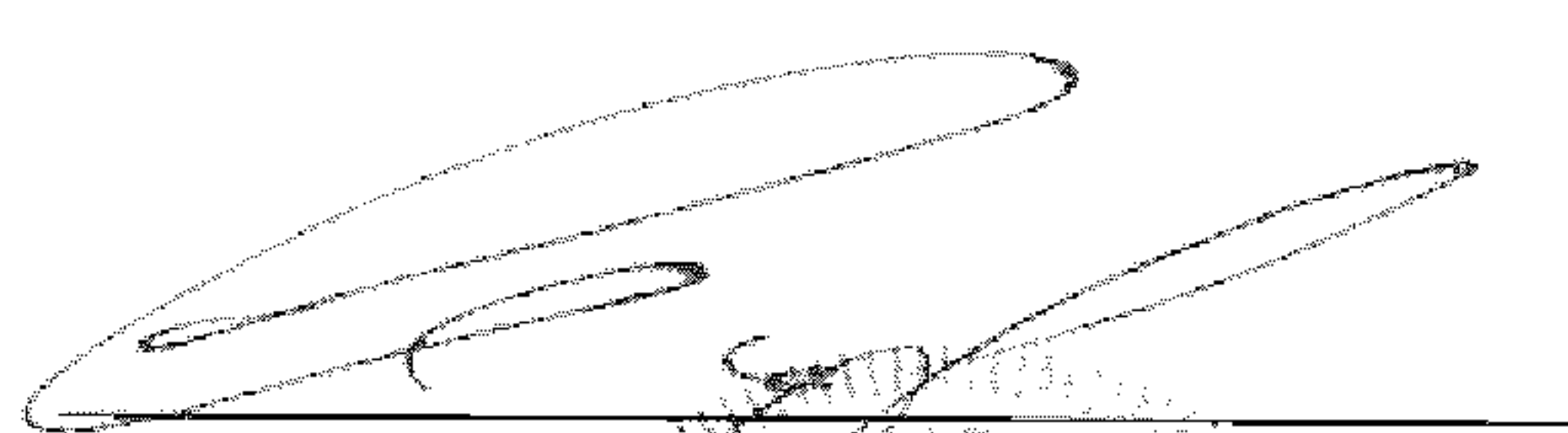
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18th day of October, 2021.

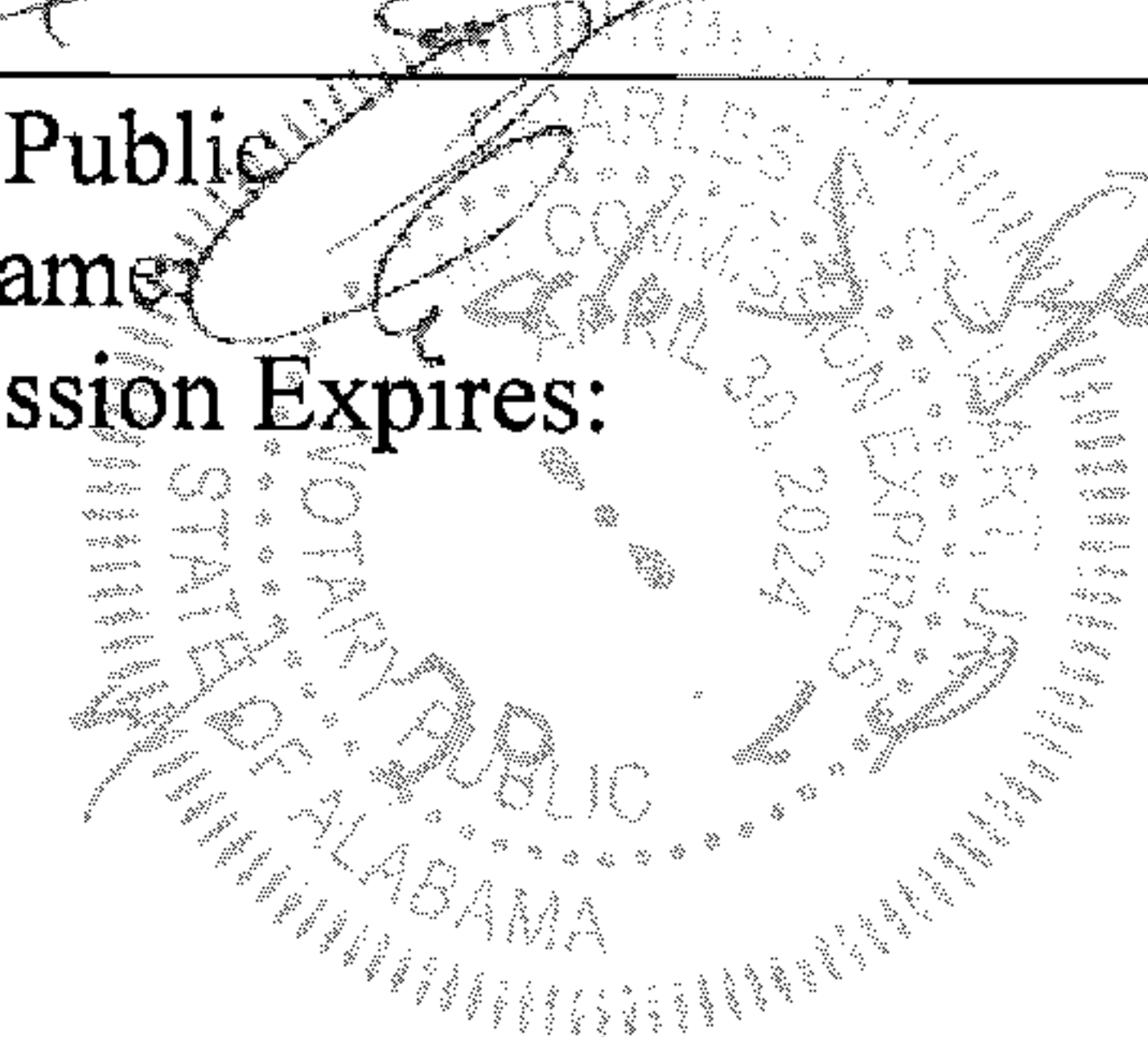

LEE ALLEN BULLOCK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE ALLEN BULLOCK whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2021.


Notary Public
Print Name Charles S. Joann
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2021 02:52:01 PM
\$43.50 JOANN
20211019000508270

