

20211101000527420  
11/01/2021 03:17:09 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Van A. Phillips and Pamela R. Phillips  
112 Kilberry Cir  
Pelham, AL 35124

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2100837

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Five Hundred Forty Five Thousand and 00/100 Dollars (\$545,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mike Williamson and Kelly Williamson , a married couple**, whose address is 8750 Old Hwy 280, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Van A. Phillips and Pamela R. Phillips**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Van A. Phillips and Pamela R. Phillips , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 112 Kilberry Cir., Pelham, AL 35124, to-wit:

**Lot 725, according to the Survey of Final Plat of Kilkerran at Ballantrae, Phase 2, as recorded in Map Book 33, Page 103, in the Probate Office of Shelby County, Alabama.**

**Also an easement for ingress, egress and utilities including sewer along an easement described as follows: Begin at the most Northeasterly corner of Lot 724 and the most Southeasterly corner of Lot 725, Kilkerran at Ballantrae, Phase 2, as recorded in Map Book 33, Page 103, Shelby County, Alabama; thence South 68 degrees 56 minutes 19 seconds West, 46.32 feet; thence South 74 degrees 05 minutes 58 seconds West 41.54 feet; thence North 81 degrees 59 minutes 08 seconds West 9.59 feet to a point on the common lot line between said Lots 724 and 725; thence North 73 degrees 56 minutes 00 seconds East 96.43 feet to the point of beginning.**

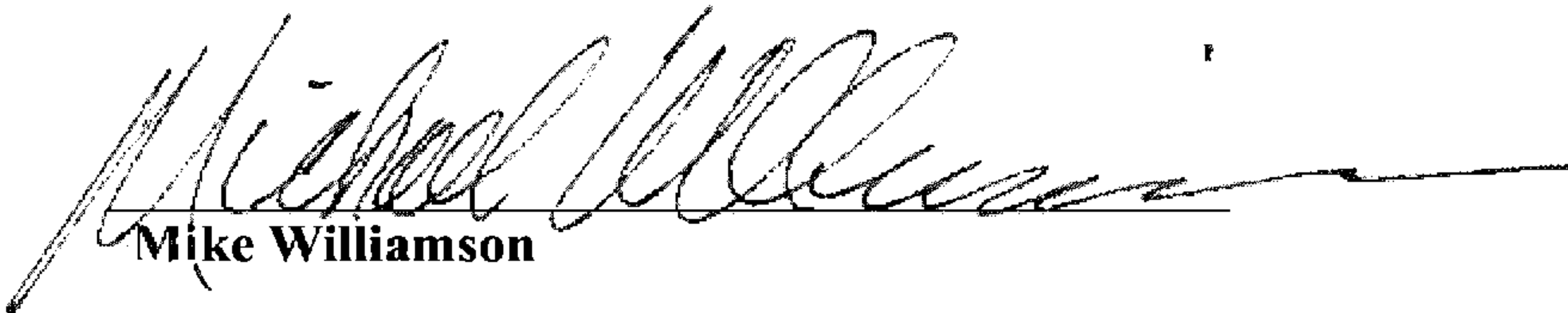
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

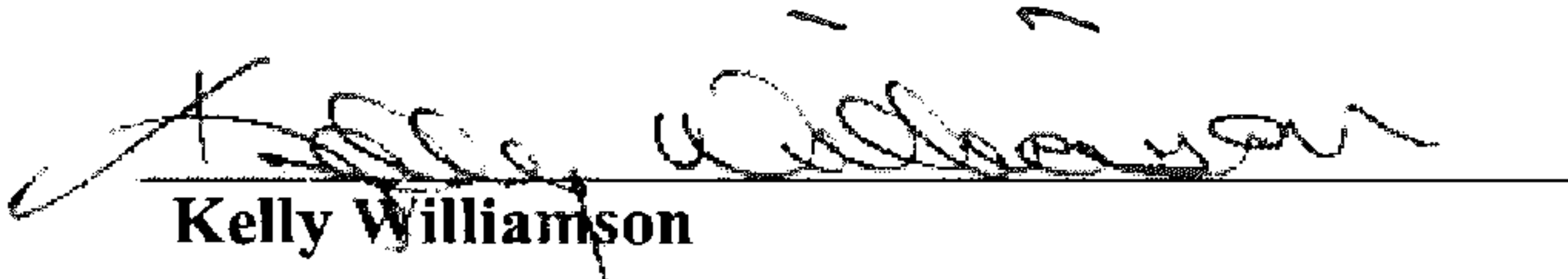
Subject to a third-party mortgage in the amount of \$517,750.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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**, Grantor has set their signature and seal on this 29th day of October, 2021.

  
Mike Williamson

  
Kelly Williamson

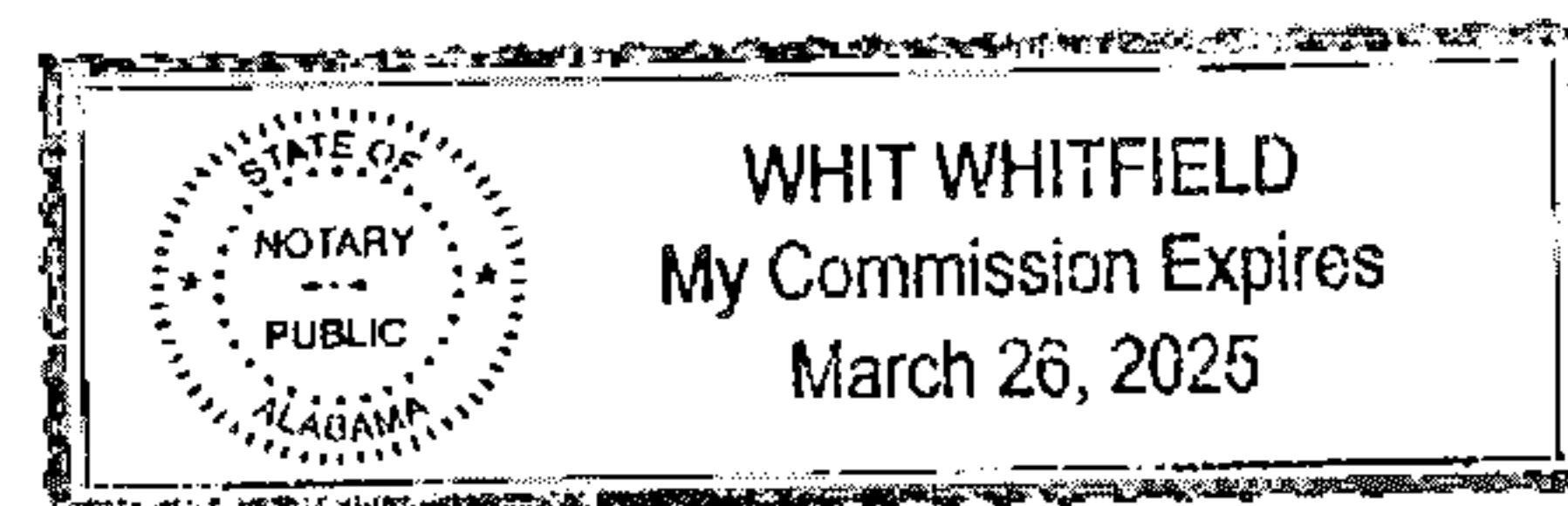
**State of Alabama**

**County of JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Mike Williamson and Kelly Williamson, a married couple, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of October, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2021 03:17:09 PM  
\$570.00 BRITTANI  
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*Allie S. Bayl*