

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3186

1141 Nabors St
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **William C. Phillips and Rebecca C. Phillips**, a married couple whose mailing address is: 1465 Panorama Drive, Vestavia AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brandelyn A. Nelson, Anna Poellnitz and Susan Lehman** whose mailing address is: 1141 Nabors St, Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 1141 Nabors Street, Montevallo, AL 35115

A parcel of land being part of Lot 4 and part of Lot 5, Block K, of Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 5, Block K of above said Lyman's Addition to Montevallo, said point being the Point of Beginning; thence North 48 degrees 39 minutes 37 seconds East, a distance of 40.00 feet; thence South 40 degrees 45 minutes 21 seconds East, a distance of 150.02 feet; thence South 48 degrees 34 minutes 15 seconds West, a distance of 70.12 feet; thence North 41 degrees 23 minutes 12 seconds West, a distance of 150.12 feet; thence North 48 degrees 39 minutes 37 seconds East a distance of 31.77 fee to the Point of Beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$180,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of May, 2022.

William C Phillips
William C. Phillips

Rebecca C. Phillips
Rebecca C. Phillips

STATE OF Alabama

Huffman County ss:

I, John T. Ennis, Jr., a Notary Public in and for said county in said state, hereby certify that **William C. Phillips and Rebecca C. Phillips** name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of May, 2022

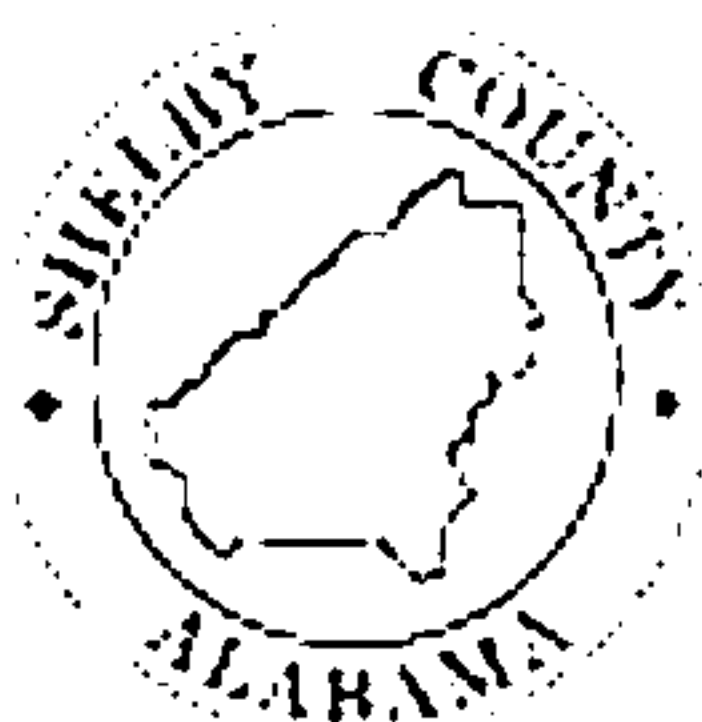
My Commission Expires:

My Commission Expires
April 7, 2024

[Signature]
Notary Public

(SEAL)

JOHN T ENNIS JR
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2022 11:04:34 AM
\$35.50 JOANN
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Allen S. Bayl