

Send Tax Notice to:
Three D Properties of Alabama, Inc.
1401 Carraway Boulevard
Birmingham, AL 35234

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-1446

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED AND 00/100 (\$186,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Howard Dabney Phillips, an unmarried person, and Donald W. Phillips, a married person** (herein referred to as "Grantor," whether one or more), whose mailing address is

18 Sharrott Drive, Martelle, AL 35640
by **Three D Properties of Alabama, Inc.** (herein referred to as "Grantee"), whose mailing address is
1401 Carraway Boulevard, Birmingham, AL 35234

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **664 11th Street Northwest, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT THE HOMESTEAD OF DONALD W. PHILLIPS OR HIS SPOUSE.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 7th day of March, 2024

Howard Dabney Phillips
Howard Dabney Phillips
Donald W. Phillips
Donald W. Phillips

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Howard Dabney Phillips, Donald W. Phillips and whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2024.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

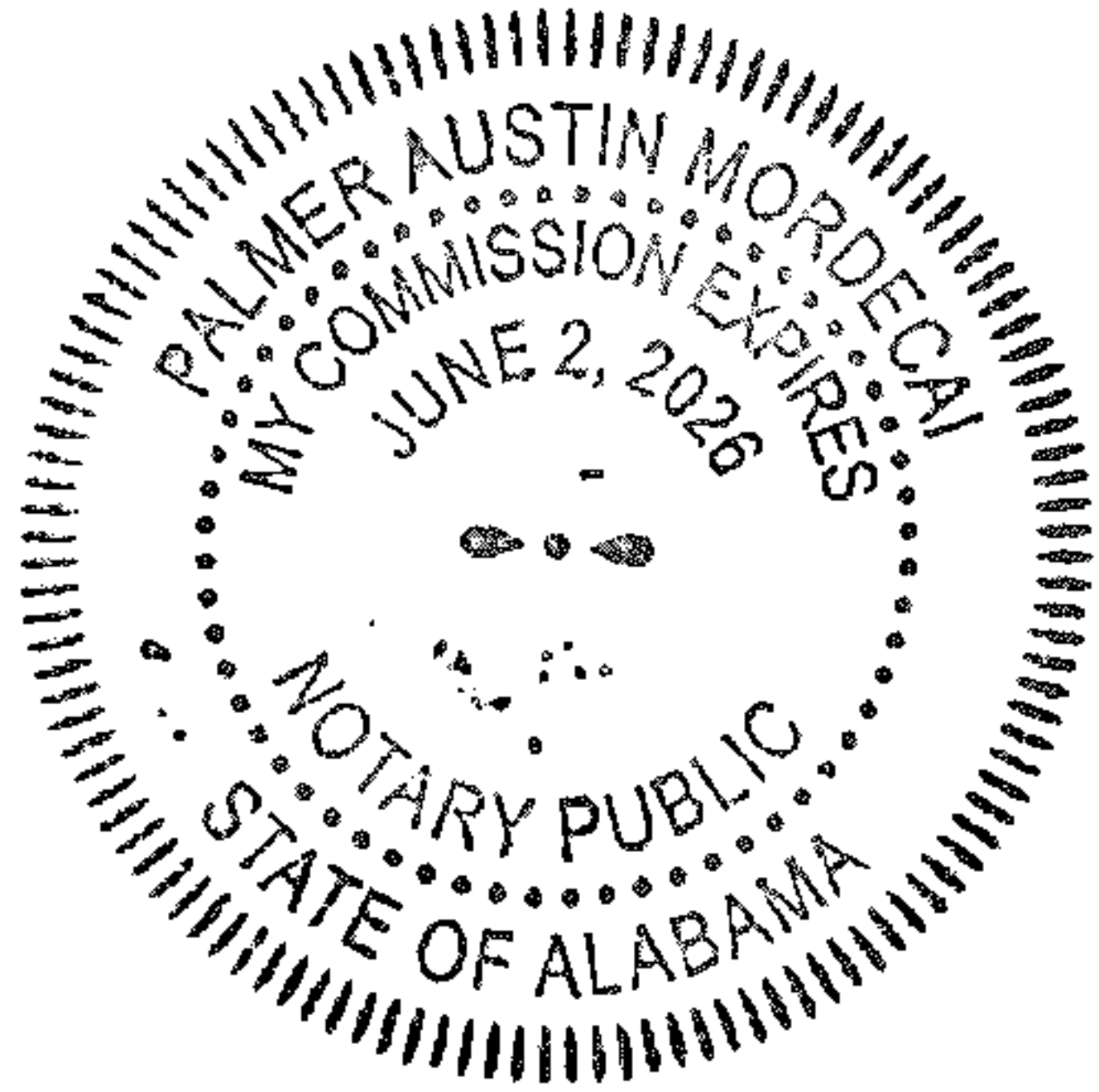
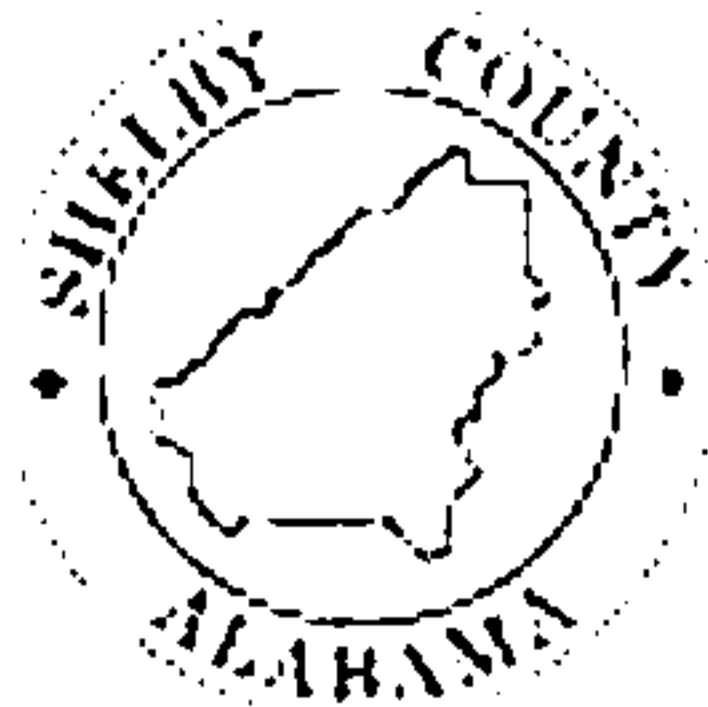


EXHIBIT A

Property 1:

Lot 14, Block 1, according to the Survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 08:14:20 AM
\$215.00 BRITTANI
20240308000063400

Alvin S. Boyd