

**Send Tax Notice to:**

**Christopher Philen and Jennifer Michelle Philen**

56 Woodbury Dr  
Sterrett AL 35147

[Space Above This Line for Recording Data]

**SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20201207000559100

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Gregory D. Neil and Carmen E. Neil, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 190 Logan Martin Blvd Alpine AL 35014 does hereby grant, bargain, sell and convey unto **Christopher Philen and Jennifer Michelle Philen** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 56 Woodbury Dr Sterrett AL 35147, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address 56 Woodbury Drive, Sterrett, AL 35147 to wit:

**Lot 808, according to the Survey of Forest Parks - 8th Sector, 1st Phase, as recorded in Map Book 25, Page 130 and Instrument #1999-28778, in the Probate Office of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

Also subject to that certain mortgage in favor of Regions Bank d.b.a. Regions Mortgage, dated December 3, 2020, filed of record on December 7, 2020, in Instrument #20201207000559110, in the Probate Office of Shelby County, Alabama, which is hereby being modified and assumed by the Grantee herein described, subject to the terms and conditions of the modification and assumption, in the amount of \$289,951.00 as part of the consideration recited above, that is being executed and recorded simultaneously herewith.

**To Have and To Hold** to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 Grantee, their 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 the 24 day of June, 2024.

  
\_\_\_\_\_  
Gregory D. Neil

  
\_\_\_\_\_  
Carmen E. Neil

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Gregory D. Neil and Carmen E. Neil**, 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

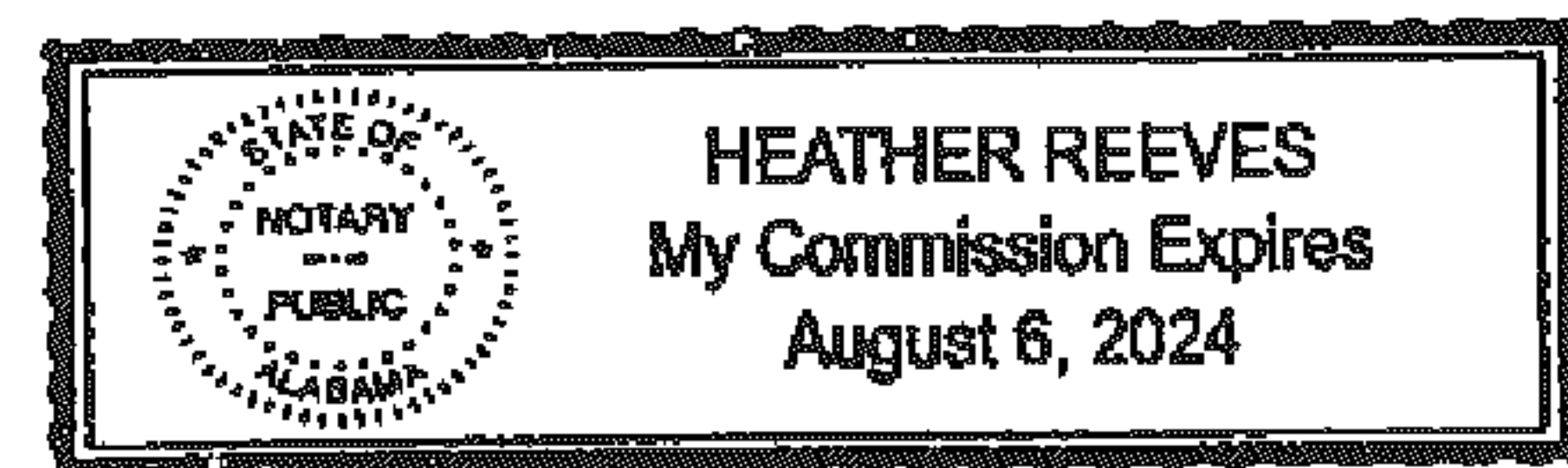
WITNESS my hand and official seal in the county and state aforesaid this the 24 day of June, 2024.

  
\_\_\_\_\_  
Notary Public

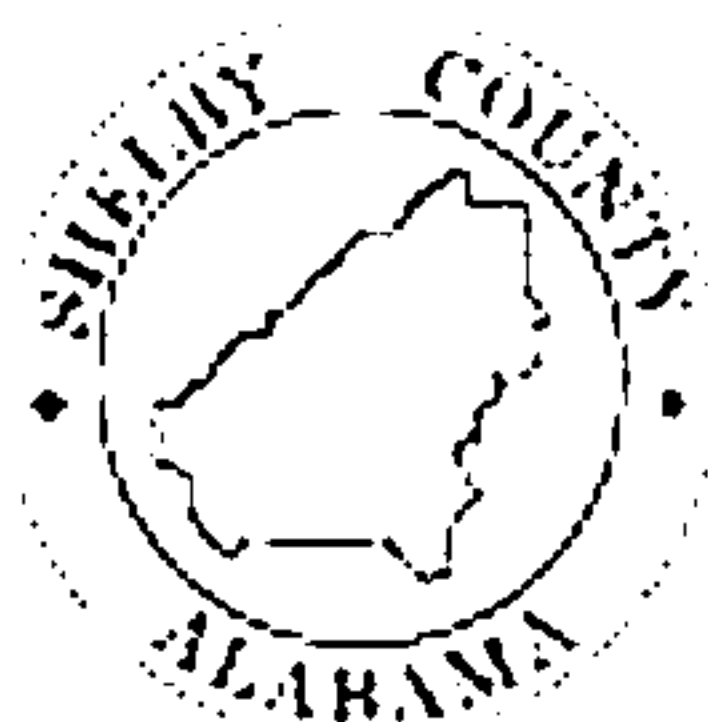
[SEAL]

My Commission Expires: 8.6.24

This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121



File No.: ATB4137



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/28/2024 01:41:48 PM  
\$440.00 BRITTANI  
20240628000195170

