

Send tax notice to:  
Tyler Andrew Herring  
3216 Chickasaw Lane  
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  
SHELBY COUNTY

2025026

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Two Thousand and 00/100 Dollars (\$362,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sawyer B Phillips and Kimberly Phillips f/k/a Kimberly Monteith, husband and wife**, whose mailing address is **148 road 452, Nettleton, MS 38858**, (hereinafter referred to as "Grantors") by **Tyler Herring and Meredith Anne Edwards** whose property address is: **3216 Chickasaw Lane, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 86, according to the survey of Broken Bow, 4th Addition, as recorded in Map Book 8, page 163, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. 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.
3. All matters as set forth in that plat of the Broken Bow 4th Addition, as recorded in Map Book 8, Page 163, in the Probate Office of Shelby County, Alabama.
4. Easement to South Central Bell recorded in Book 320, Page 916, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Book 52, Page 132, in the Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as recorded in Book 55, Page 288, and Instr. #20201210000565290 in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation as recorded in Book 36, Page 821 in the Probate Office of Shelby County, Alabama..
8. By-Laws as recorded in Instr. #20021210000565280 in the Probate Office of Shelby County, Alabama.


Kimberly Phillips and Kimberly Monteith are one and the same person.


**\$338,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 24 day of February, 2025.

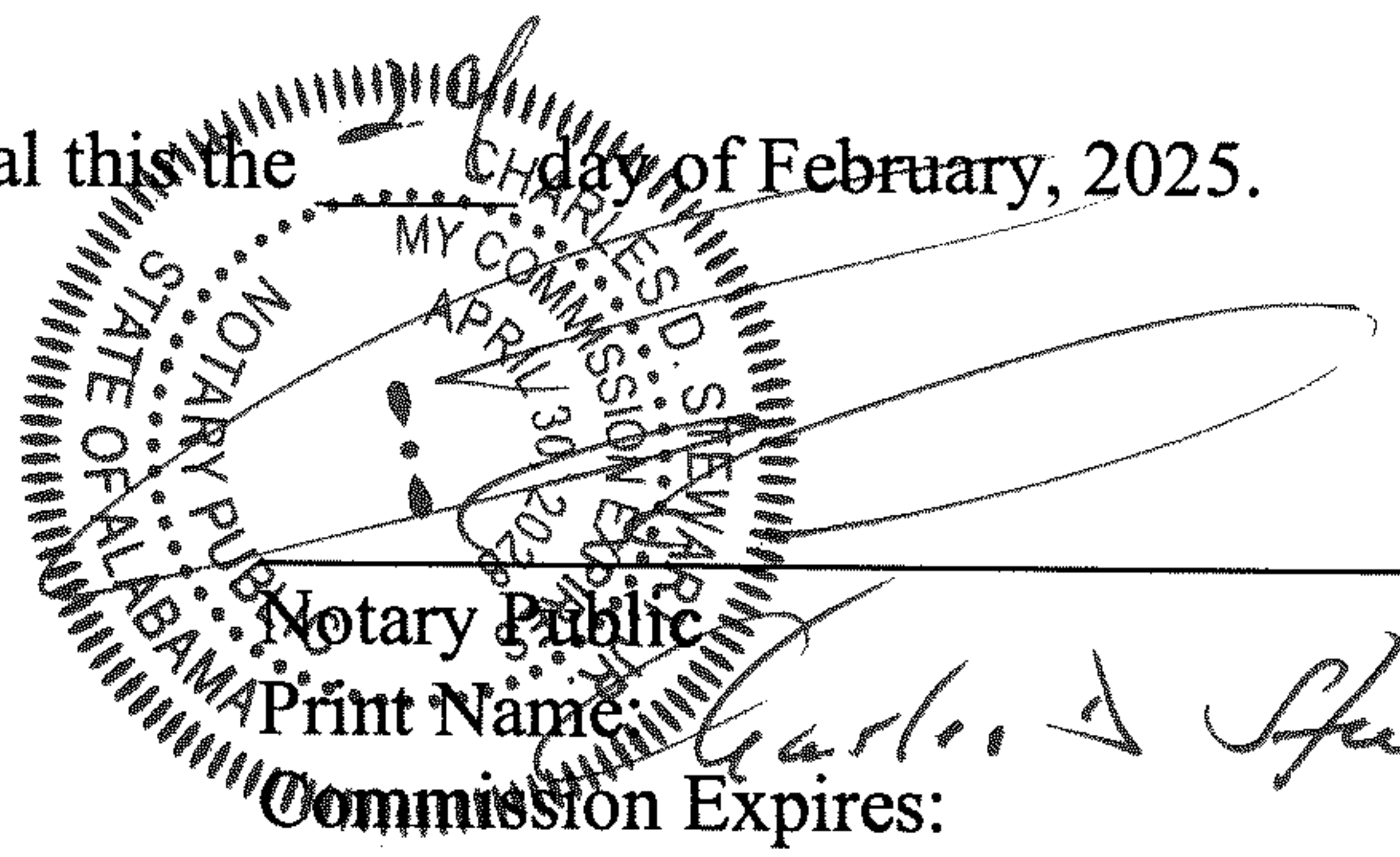
  
Sawyer B Phillips

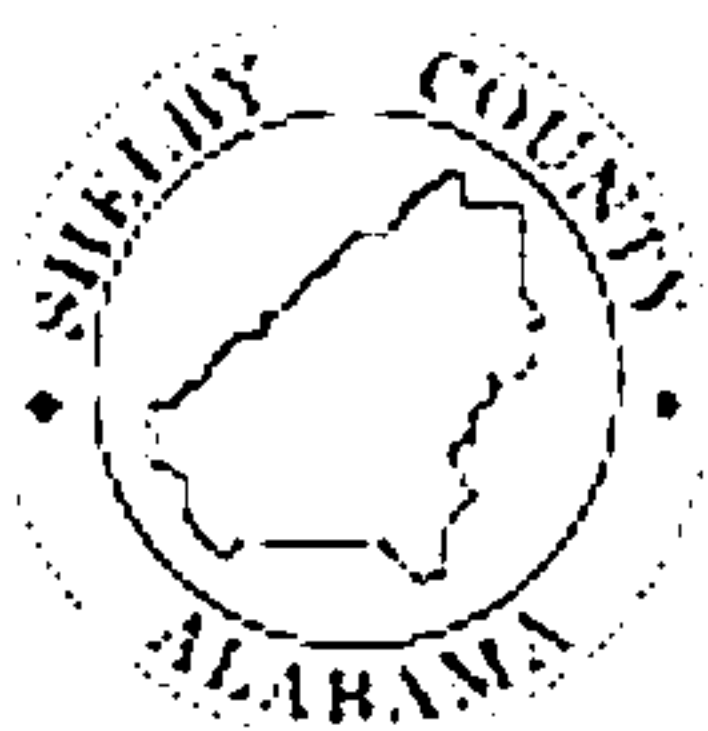
  
Kimberly Phillips

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sawyer B Phillips and Kimberly Phillips whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of February, 2025.

  
Notary Public  
Print Name: Charles D. Spivey  
Commission Expires: 4/30/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2025 10:15:02 AM  
\$49.50 JOANN  
20250303000061560

