

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Bonnie Beard
126 Sugar Hill Lane
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars (\$145,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Christopher William Phillips, as Personal Representative of the Estate of Deanne K. Phillips, Deceased, Probate Case No. PR-2021-000151, an Estate, Christopher William Phillips, a married man, David Edward Phillips, a married man, and Melinda Ann Phillips Tillery White, a married woman (herein referred to as grantors), do hereby grant, bargain, sell and convey unto Bonnie Beard (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, building lines, and limitations, if any, of record.
3. Subject property does not constitute the homestead of the grantors, nor that of their spouses.
4. \$137,750.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

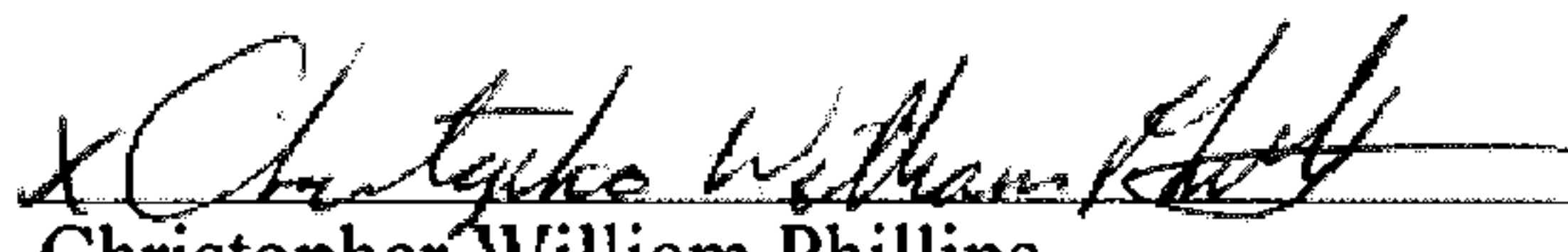
The property does not constitute the homestead of the Grantors nor the homestead of the Grantor's spouses

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And the said grantors do for themselves, their heirs and assigns, covenant with the said grantee, her heirs and assigns forever, that they are lawfully seized and possessed of said premises, that she is free from all encumbrances, that they have a good and lawful right to sell and convey the same as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same unto the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors, Christopher William Phillips, as Personal Representative of the Estate of Deanne K. Phillips, Deceased, Probate Case No. PR-2021-000151, Christopher William Phillips, David Edward Phillips, and Melinda Ann Phillips Tillery White, have caused these presents to be executed and have hereto set their signatures and seals, this 22nd day of April, 2021.

Estate of Deanne K. Phillips, Deceased,
Probate Case No. PR-2021-000151

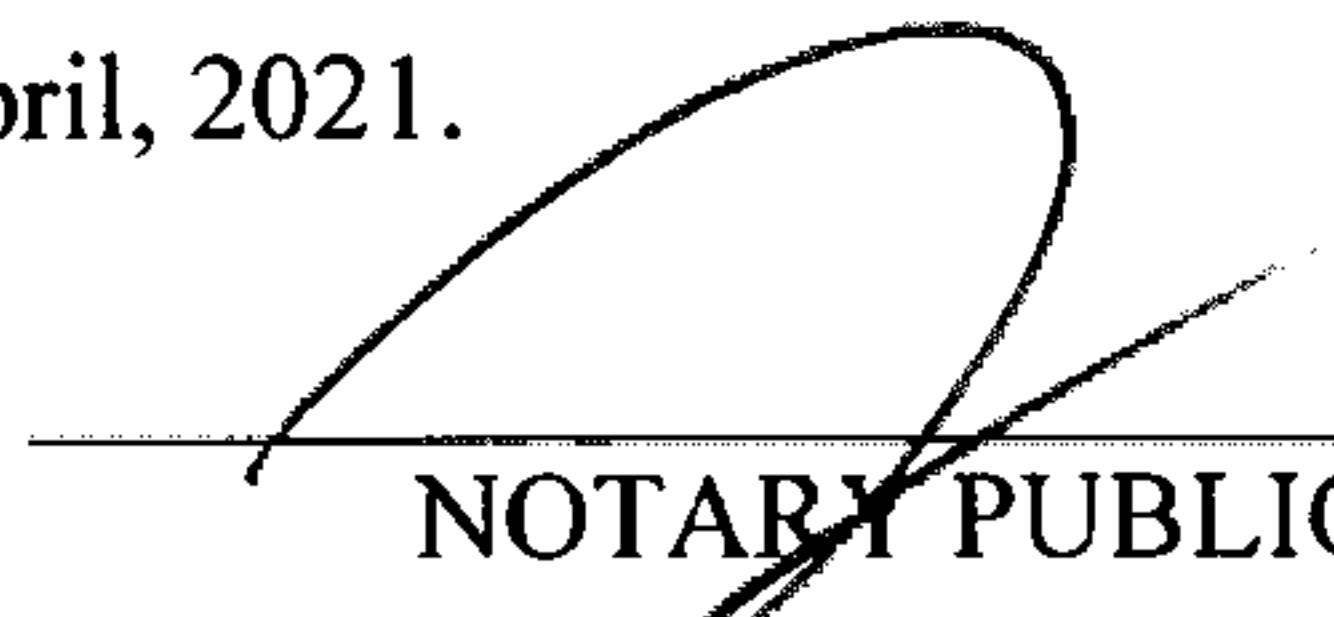

Christopher William Phillips,
Personal Representative

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher William Phillips, whose name as Personal Representative of the Estate of Deanne K. Phillips, Deceased, Probate Case No. PR-2021-000151, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily for said Estate, on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2021.


NOTARY PUBLIC
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025


Christopher William Phillips

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher William Phillips, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2021.


NOTARY PUBLIC

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



David Edward Phillips

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

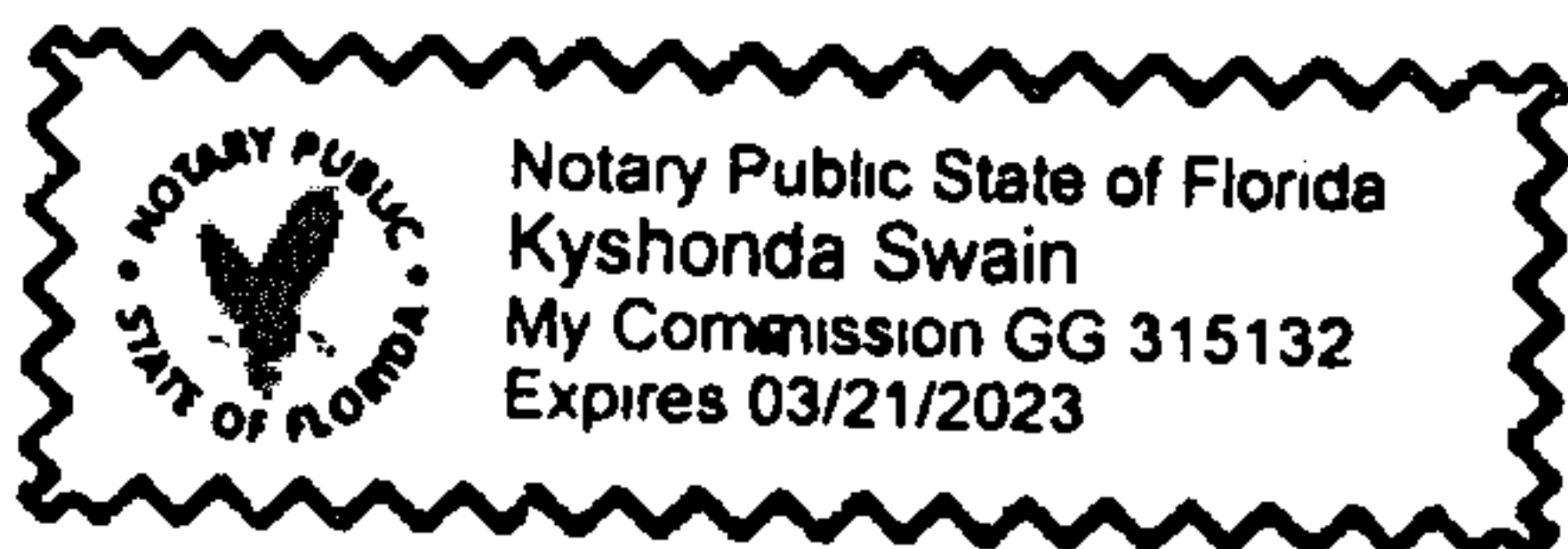
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Edward Phillips, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

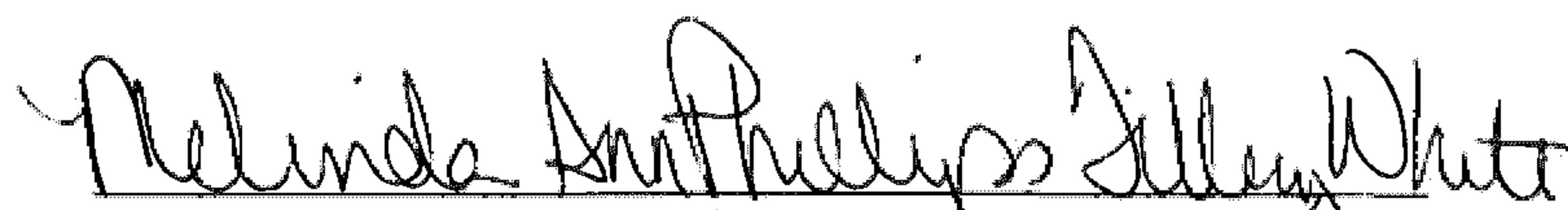
Given under my hand and official seal this 22 day of April, 2021.



NOTARY PUBLIC

My Commission Expires: 3/21/2023




Melinda Ann Phillips Tillery White


ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melinda Ann Phillips Tillery White, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2021.



NOTARY PUBLIC

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025
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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Estate of Deanne K. Phillips
 Mailing Address 113 Victoria Station
Maylene AL 35114
 Property Address 126 Sugar Hill Lane
Alabaster, AL 35007

Grantee's Name Bonnie Beard
 Mailing Address 126 Sugar Hill Lane
Alabaster, AL 35007

Date of Sale April 22, 2021
 Total Purchase Price \$145,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ Other: _____

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/22/21

Print Justin Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2021 12:15:47 PM
 \$47.50 JOANN
 20210423000202760

Allen S. Bayel

Form RT-1