



20150716000242440 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
07/16/2015 12:24:53 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in good consideration, the Grantors, Thermon Phillips, Jr., Vicki Lynn Salter, Cathy Jo Roy, and Terry Glenn Phillips as the remaining heirs at law of the Estate of Mary Jo Phillips (last surviving grantee in deed recorded as instrument # 19850715000153120 in the Probate Office of Shelby County, Alabama), case # PR-2014-000444 in the Probate Court of Shelby County, Alabama, and Vicki Lynn Salter as the administratrix of said estate (hereinafter collectively called Grantors), hereby RELEASE, QUITCLAIM, GRANT, SELL, AND CONVEY to Thermon Phillips, Jr., Vicki Lynn Salter, Cathy Jo Roy, and Terry Glenn Phillips (hereinafter called Grantees) as tenants in common, all of the Grantors' rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

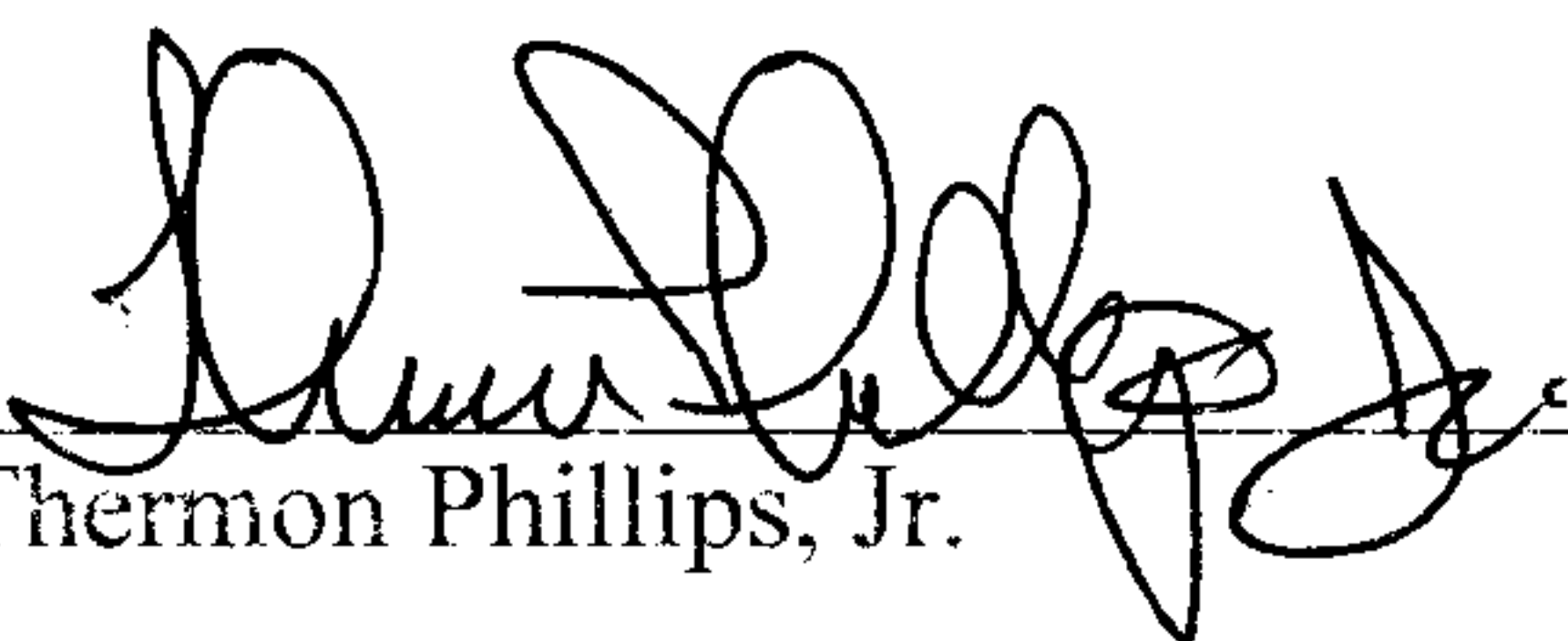
**Lot 11, Block 2 according to the survey of Dearing Downs,
Second Addition, as recorded in Map Book 9, page 33, in the
Office of the Judge of Probate of Shelby County, Alabama.**

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the above described property to said GRANTEES forever.

IN WITNESS WHEREOF I sign my hand, this the 19th day of June,
2015.

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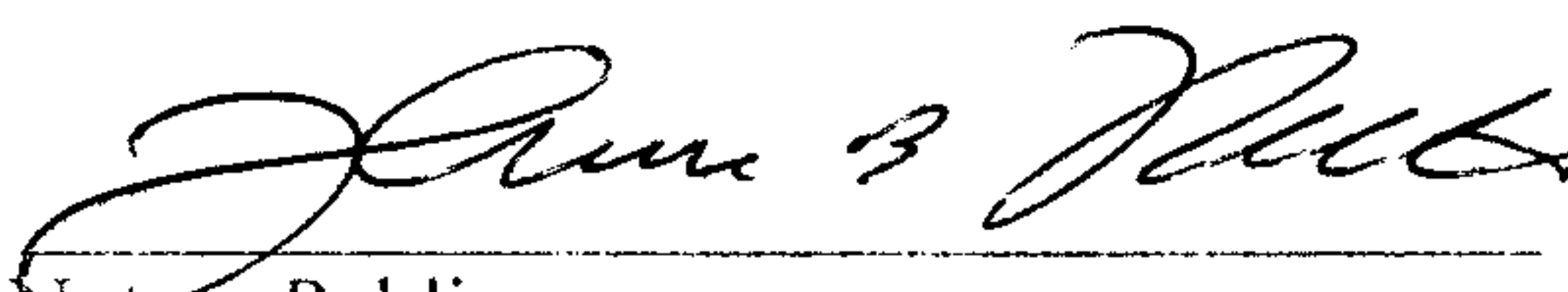

Thermon Phillips, Jr.

STATE OF Alabama
COUNTY OF shelby

ACKNOWLEDGEMENT

I, Thomas Northcutt, a Notary Public in and for said State, hereby certify that Thermon Phillips, Jr., whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2015.


Notary Public

My Commission Expires: 5/18/19

IN WITNESS WHEREOF I sign my hand, this the 19th day of June, 2015.

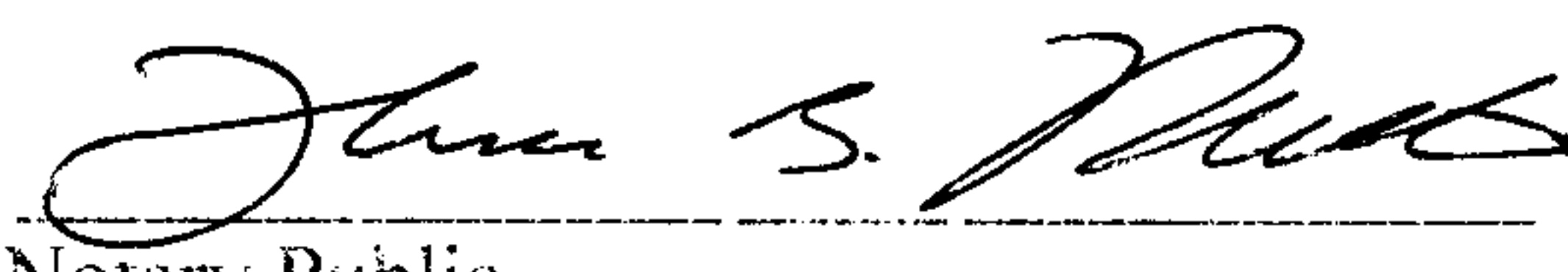

Terry Glenn Phillips

STATE OF Alabama
COUNTY OF shelby

ACKNOWLEDGEMENT

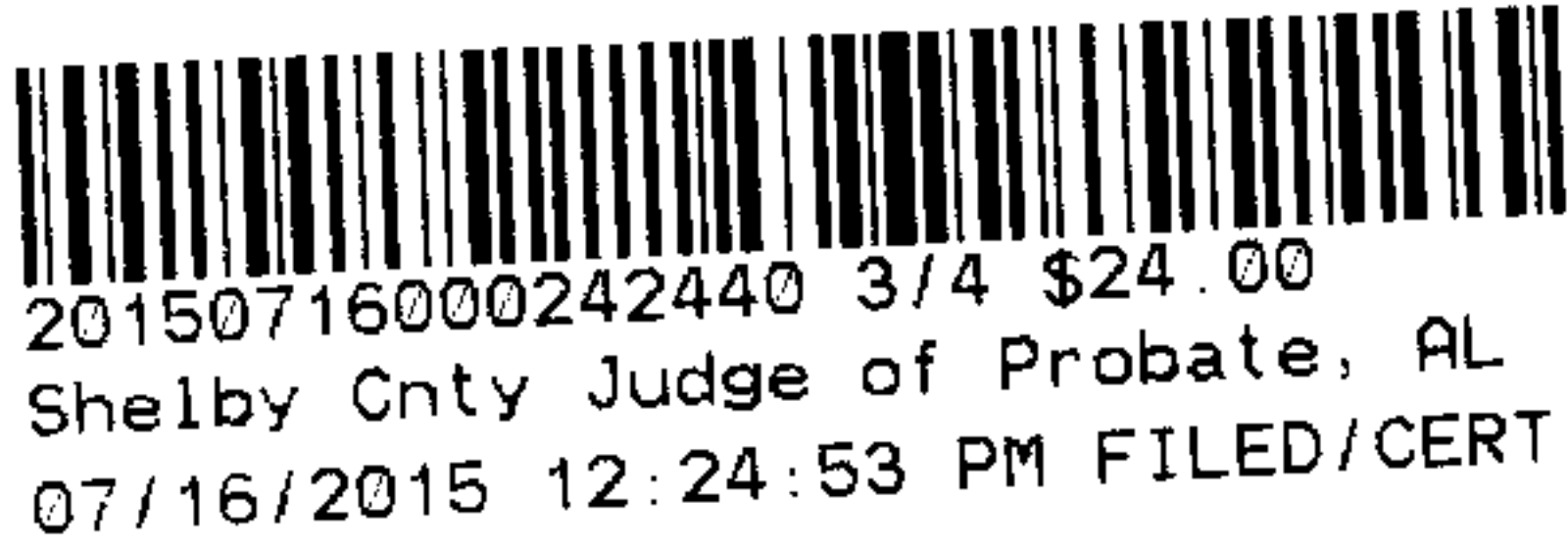
I, Thomas Northcutt, a Notary Public in and for said State, hereby certify that Terry Glenn Phillips, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily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

Given under my hand and official seal this 19th day of June, 2015.


Notary Public

My Commission Expires: 5/18/19

In witness whereof I sign my hand, this the 7th day of July, 2015.



Vicki Lynn Salter
Vicki Lynn Salter

STATE OF ALABAMA
COUNTY OF SHARBY

ACKNOWLEDGEMENT

I, CHARLES S. HOLMES, a Notary Public in and for said State, hereby certify that Vicki Lynn Salter, whose name is 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, he/she executed the same voluntarily on the day the same bears date.

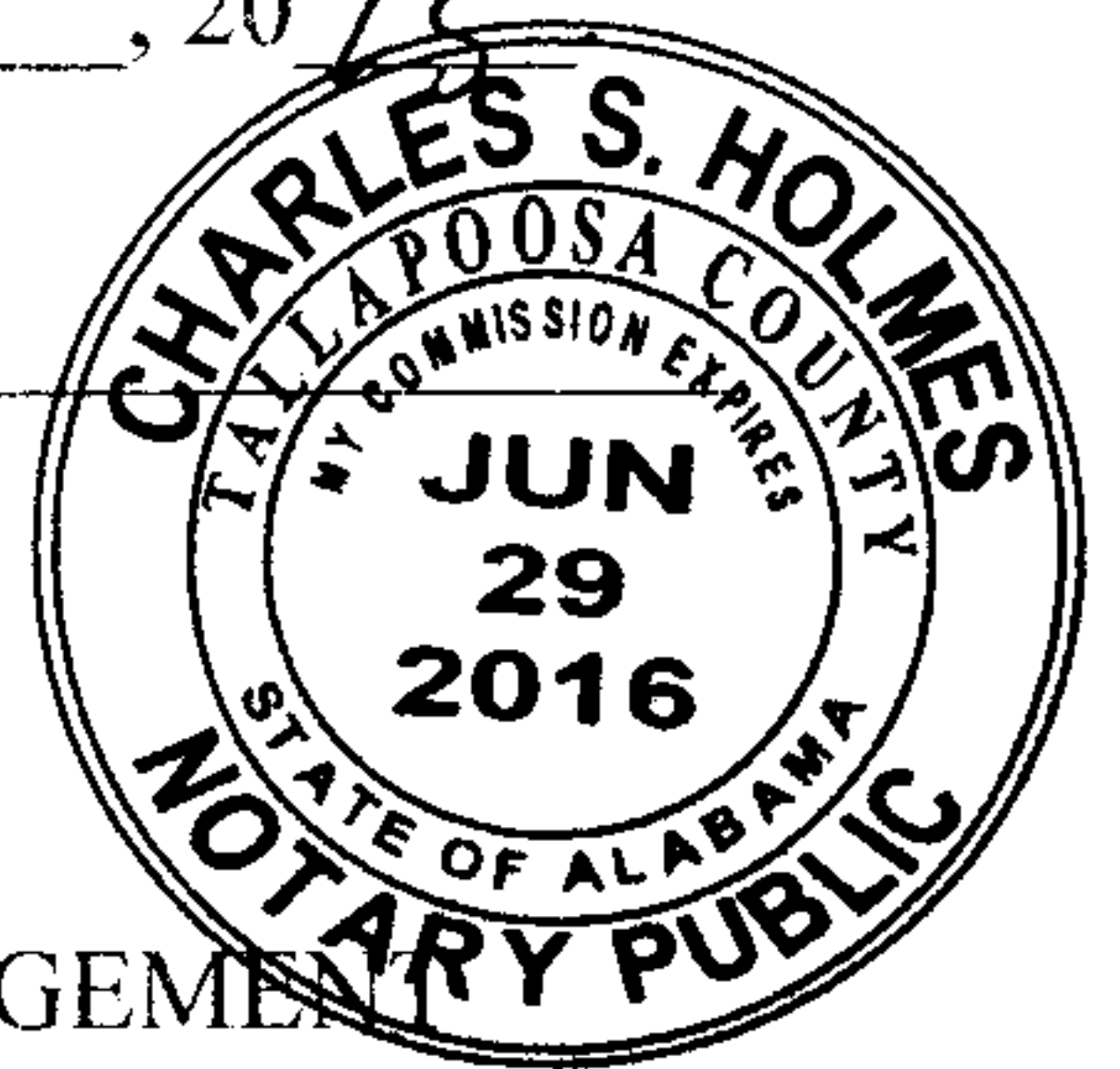
Given under my hand and official seal this 7 day of JULY, 2015.

[Signature]
Notary Public

My Commission Expires: JUNE 29 2016

IN WITNESS WHEREOF I sign my hand, this the 7 day of JULY, 2015

Cathy Jo Roy
Cathy Jo Roy



STATE OF ALABAMA
COUNTY OF SHARBY

ACKNOWLEDGEMENT

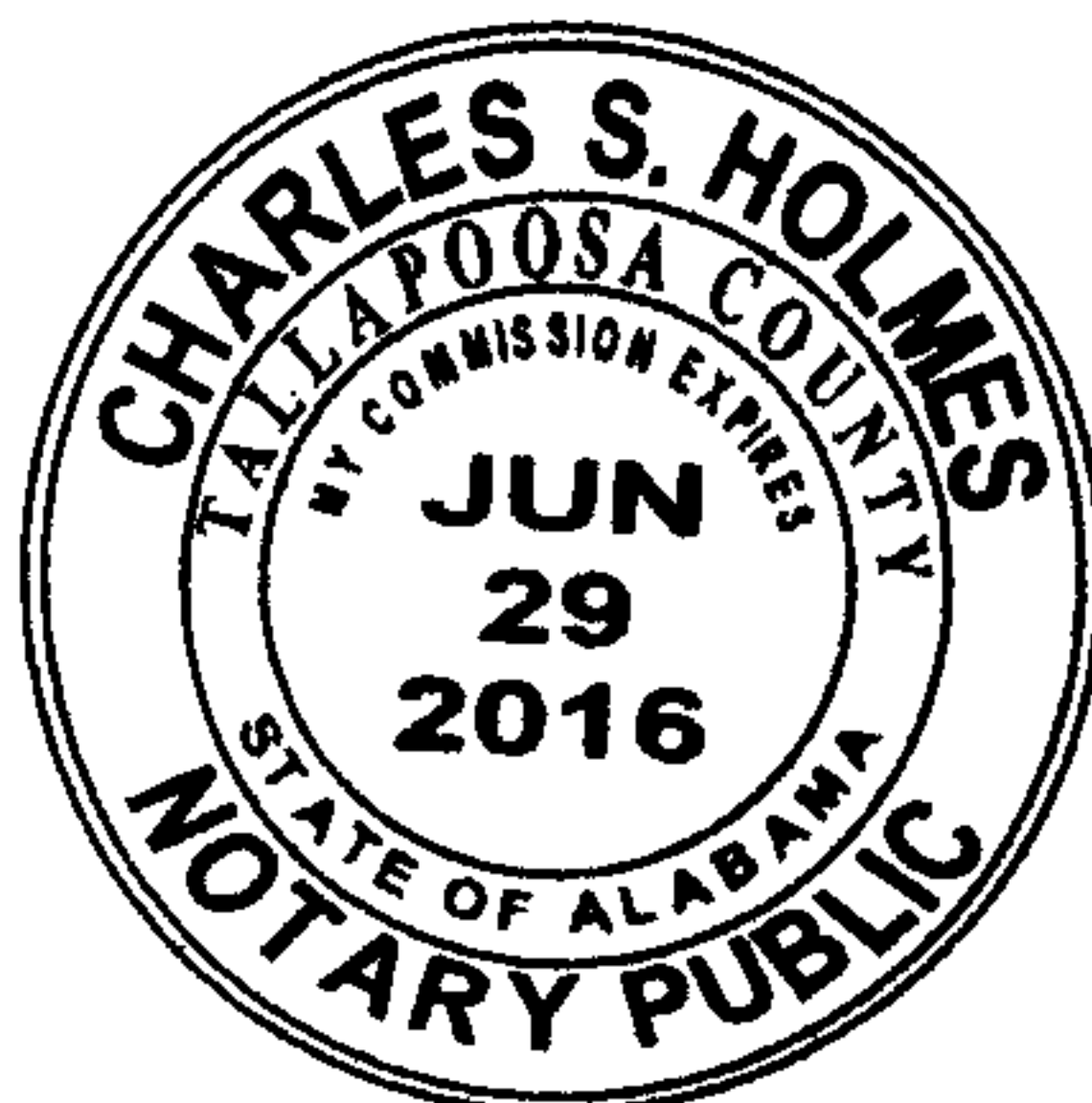
I, CHARLES S. HOLMES, a Notary Public in and for said State, hereby certify that Cathy Jo Roy, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of JULY, 2015.

[Signature]
Notary Public

My Commission Expires: JUNE 29 2015

This Instrument Prepared By:
Justin Smitherman
4685 Highway 17 Suite D
Helena, AL 35080



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 Mary Jo Phillips
Mailing Address 225 Longmeadow Trace
Maylene, AL 35114

Grantee's Name Vicki Lynn Salter, Thermon Phillips Jr.
Mailing Address Terry Glenn Phillips, Cathy Jo Roy
1240 Southwind Drive
Helena, AL 35080

Property Address 1240 Southwind Drive
Helena, AL 35080

Date of Sale 07/07/2015

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 147,100.00



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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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Value---Inherited property through estate |
| <input type="checkbox"/> 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 7/1/15

Print Justin Smitherman

Unattested

(verified by)

Sign Justin Smitherman
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1