

20180522000177050  
05/22/2018 01:27:29 PM  
DEEDS 1/3

Send tax notice to:  
Mojica Family 2016 Trust  
5537 Colony Lane  
Hoover, AL 35226

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00) in hand paid to the undersigned, Christine L. Phillips, an unmarried woman, whose mailing address is 2022 Longleaf Drive, Apt. C, Hoover, AL 35216 and Heather Phillips, a married woman, whose mailing address is 1588 Down Road, Mount Olive, AL 35117, (hereinafter referred to as "Grantors") by Oscar M. Mojica and Guadalupe E. Mojica, Trustees of the Mojica Family 2016 Trust (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 122, according to the Survey of Builders Group Addition to The Glen at Stonehaven Phase Two, as recorded in Map Book 27, Page 146, in the Probate Office of Shelby County, Alabama.

Property Address: 400 Walker Way, Pelham, AL 35124

The property conveyed herein is not the homestead of the grantor, Heather Phillips, and/or her spouse.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

TO HAVE AND TO HOLD to Grantee, its successors, heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors, heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, its successors, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 9<sup>th</sup> day of May, 2018.

*Christine L. Phillips*

Christine L. Phillips

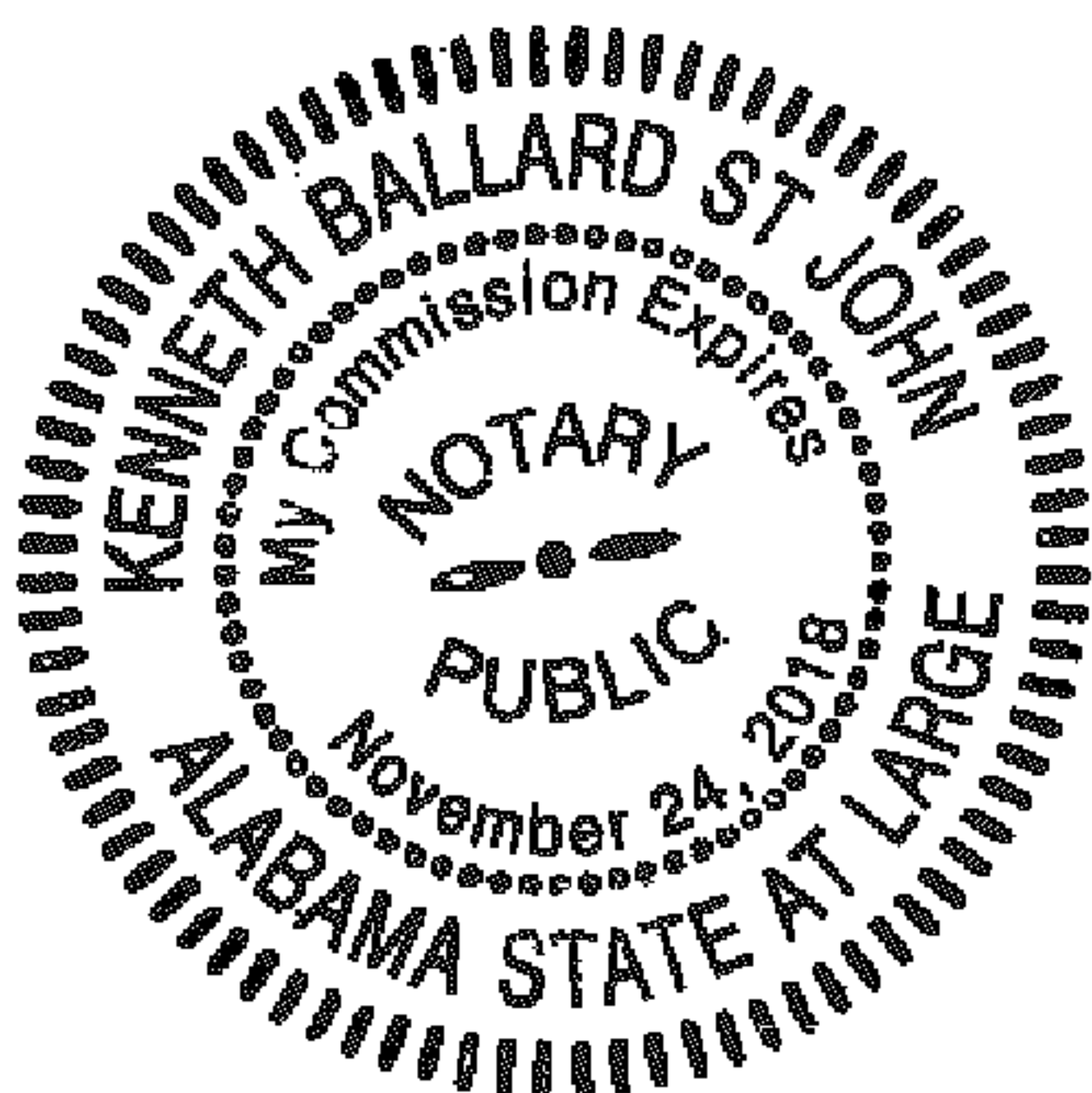
*Heather Phillips*

Heather Phillips

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christine L. Phillips and Heather 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 9<sup>th</sup> day of May, 2018.



*Kenneth Ballard St. John*  
Notary Public  
Print Name Kenneth Ballard St. John  
Commission Expires: 11/24/2018

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christine L Phillips  
 Mailing Address 2022 Longleaf Drive, #C  
Hoover, AL 35226

Grantee's Name Mojica Family Trust  
 Mailing Address 5537 Colony Lane  
Hoover, AL 35226

Property Address 400 Walker Way  
Pelham, AL 35124

Date of Sale 5/9/18  
 Total Purchase Price \$ 155,000.00

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  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 5/9/18

Print Carlie W Reilly

Unattested

Sign Carlie W Reilly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/22/2018 01:27:29 PM  
 \$176.00 CHERRY  
 20180522000177050

*Carlie W Reilly*