



20180725000264340 1/2 \$115.50
 Shelby Cnty Judge of Probate, AL
 07/25/2018 08:28:32 AM FILED/CERT

**STATE OF ALABAMA
 SHELBY COUNTY**

WARRANTY DEED

KNOW BY ALL MEN THESE PRESENT, that in consideration of Ten and no/100's (\$ 10.00) DOLLARS and other valuable consideration to the undersigned GRANTOR in hand by GRANTEE herein, the receipt wherefore, is hereby acknowledged I, **JANIS L. PHILLIPS**, a single woman, conveying property that is her homestead (hereinafter referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL, AND CONVEY, unto **MICHAEL THAD PHILLIPS, as Trustee of the Janis L. Phillips Revocable Trust dated July 17, 2018** (herein referred to as GRANTEE), in fee simple together, with every contingent remainder and right of reversion, all right, title and interest in the following described real estate, but reserving a life estate for the Grantor, Janis L. Phillips, situated in the County of SHELBY, and the State of Alabama:

Lot 29-A of the Phillips Resurvey, recorded in Map Book 27, Page 77, being a resurvey of Lot 28-A, a resurvey of Lots 28 and 29, the Willow Ridge addition to Indian Springs, as recorded in Map Book 8, Page 66 of the records in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT also to any all restrictive covenants, oil, gas and mineral reservations, easements and other matters of record.

TO HAVE AND TO HOLD the afore granted premises to the said GRANTEE in fee simple, and to its successors and assigns forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs and personal representatives covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will and our heirs and personal representatives shall warrant and defend the same to the said GRANTEE, its successors and assigns, against lawful claims of all persons.


IN WITNESS WHEREFORE I have hereunto set my hand and seal, this 17th day of July, 2018.


 JANIS L. PHILLIPS

STATE OF ALABAMA)
 COUNTY OF BALDWIN)

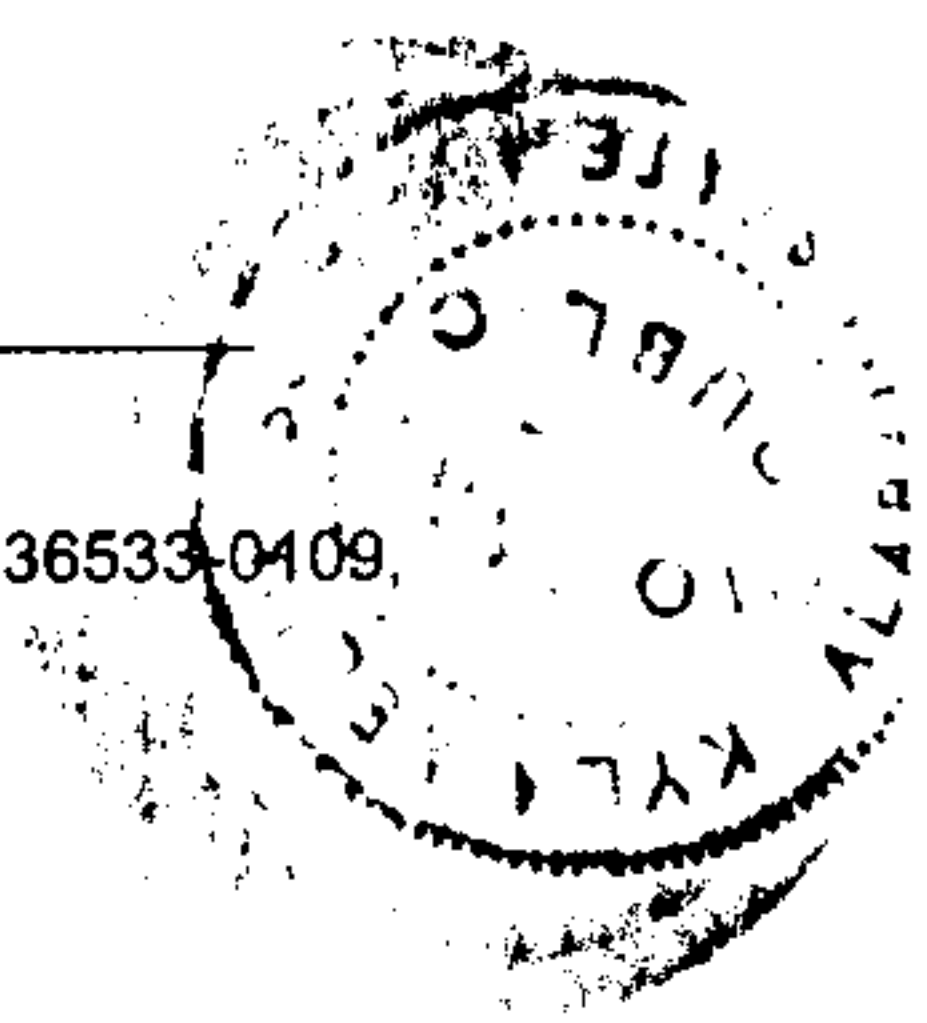
I, the undersigned Notary Public in and for said State and County hereby certify that JANIS L. PHILLIPS, whose name is signed to the foregoing conveyance and who is known to me or who did provide _____ as identification, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17th day of July, 2018.

My commission expires: 5/23/2020 
 NOTARY PUBLIC

This instrument prepared by: Kyla Groff Kelim, AGING IN ALABAMA, P.O. Box 109, Fairhope, AL 36533-0109,
 Telephone (251) 281-8120.

For ad valorem purposes, mail to: Janis L. Phillips, 126 Clubhouse Drive, Fairhope, AL 36532



Shelby County, AL 07/25/2018
 State of Alabama
 Deed Tax: \$97.50

Real Estate Sales Validation Form

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

Grantor's Name Janis L. Philips
Mailing Address 126 Clubhouse Drive
Fairhope, AL 36532

Grantee's Name Michael Thad Phillips as Trustee
Mailing Address 126 Clubhouse Drive
Fairhope, AL 36532
(life estate for Grantor)

Property Address Lot 29-A, Phillips Resurvey

Date of Sale 7/17/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 97,410.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County Tax Assessment

☐ 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 7/17/2018

Print KYLIE G. KERIM

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

Print Form

Form RT-1



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