

QUIT CLAIM DEED

This Instrument Was Prepared By: Luke A. Henderson, Esq. 17 Office Park Circle, Ste. 150 Birmingham, AL 35223

SEND TAX NOTICE TO: Cooper U. Phillips 2273 Highway 54 Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirteen Thousand Five Hundred Sixty-Five Dollars and 00/100 (\$13,565.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Perry L. Phillips, a married person

(herein referred to as Grantor) remisses, releases, quit claims, grants and sells unto

Cooper U. Phillips

(herein referred to as Grantee), all his title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot A, in Block 2, Parcel 2 Commissioners Partition Map filed December 19, 1978, in the Office of the Judge of Probate, Shelby County, Alabama, at Columbiana, Alabama, Case #20-256; ALSO

Lots B & C, in Block 1, Parcel 2 Commissioners Partition Map filed December 19, 1978, in the Office of the Judge of Probate, Shelby County, Alabama, at Columbiana, Alabama, Case #20-256.

Being the same property conveyed to Cooper U. Phillips and Perry L. Phillips by deed from Deborah Ann Watts, a married woman, and James Keyes Watts, Jr., a married man, dated January 11, 2018, of record in Instrument No. 20180207000040850, in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor the homestead of his spouse.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

{ SEE FOLLOWING PAGE FOR SIGNATURES }

IN WITNESS WHEREOF, I h	ave hereunto set m	y hand and seal, the	his <u>26</u> day of	
, 2010.	Perry L.	Phillips /	M	
STATE OF ALABAMA		2018110	5000390800 2/3 \$35.00	
COUNTY OF JEFFERSON			Cnty Judge of Probate, AL 018 10:04:45 AM FILED/CERT	
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Perry L. Phillips , a married person, 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 date the same bears date.				
Given under my hand and official se	al, this the 26	ay of October	, 2018.	
My Commission Expires: 7/2	Notary I	Public	AUBLIC STATE AND AUGUSTAN AUGU	
Grantor's Mailing Address:				
Perry L. Phillips 3965 James Hill Place Hoover, AL 35226				

Property Address: 2273 Highway 54, Montevallo, AL 35115

Real Estate Sales Validation Form

This	Document must be filed in acco	ordance with Code of Alabama 1975, Section 40-22-1
Grantor's Name	Perry L. Phillips	Grantee's Name Cooper U. Phillips
Mailing Address	3965 James Hill Place	Mailing Address 2273 Highway 54
	Hoover, AL 35226	Montevallo, AL 35115
Property Address	2273 Highway 54	Date of Sale October 26, 2018
	Montevallo, AL 35115	Total Purchase Price \$
		_ Actual Value <u>\$</u> or
		Assessor's Market Value \$ 13,565.00
\mathcal{Z}	ne) (Recordation of document	this form can be verified in the following documentary nentary evidence is not required) Appraisal X Other Shelby County Tax Assessor
	document presented for reco this form is not required.	ordation contains all of the required information referenced
		Instructions
	d mailing address - provide is current mailing address.	the name of the person or persons conveying interest
Grantee's name are to property is being		the name of the person or persons to whom interest
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.
<u> </u>	ce - the total amount paid for the instrument offered for re	the purchase of the property, both real and personal, ecord.
conveyed by the in		the true value of the property, both real and personal, being This may be evidenced by an appraisal conducted by a arket value.
excluding current uresponsibility of va	ise valuation, of the property	etermined, the current estimate of fair market value, as determined by the local official charged with the expansion x purposes will be used and the taxpayer will be penalized (h).
accurate. I further		that the information contained in this document is true and atements claimed on this form may result in the imposition § 40-22-1 (h).
Date 10/26/2018		Print Perry J. Philyps

Shelby County, AL 11/05/2018
State of Alabama
Deed Tax:\$14.00

Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20181105000390800 3/3 \$35.00 Shelby Cnty Judge of Probate, AL 11/05/2018 10:04:45 AM FILED/CERT