



20200511000183200 1/2 \$132.00
Shelby Cnty Judge of Probate, AL
05/11/2020 09:58:51 AM FILED/CERT

REAL ESTATE VALUATION FORM

The following information is provided pursuant to Alabama Code Section 40-22-1 and is verified by the signature of Grantor below:

Grantor Name:
Bonnie Mayes Phillips

Grantee Name:
Michael Thad Phillips

Mailing Address:
126 Clubhouse Drive
Fairhope, AL 36532

Mailing Address:
50 S. Church Street Unit 15
Fairhope, AL 36532

Property Address:
146 Willow Ridge Drive
Indian Springs, AL 35124

Date of Deed: March 9, 2020
Property Value: \$213,200
1/2 Value \$106,600

Loan Amount: \$0.00

Equity: \$106,600

QUITCLAIM DEED

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men By These Presents: That on the 9 day of March, 2020 for and in consideration of the sum of \$100.00 and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, **Bonnie Mayes Phillips, an unmarried person** (hereinafter called "Grantor"), hereby remises, releases, quitclaims, grants, sells and conveys to **Michael Thad Phillips** (hereinafter called "Grantee") all her right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:

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

This being the same tract of property conveyed to the Grantor by Warranty Deed on December 15, 2000 at Instrument #2000-43477.

Shelby County, AL 05/11/2020
State of Alabama
Deed Tax: \$107.00

Subject to easements and restrictions of record.

To have and to hold the said Grantee forever.

Done this the 9 day of March, 2020.

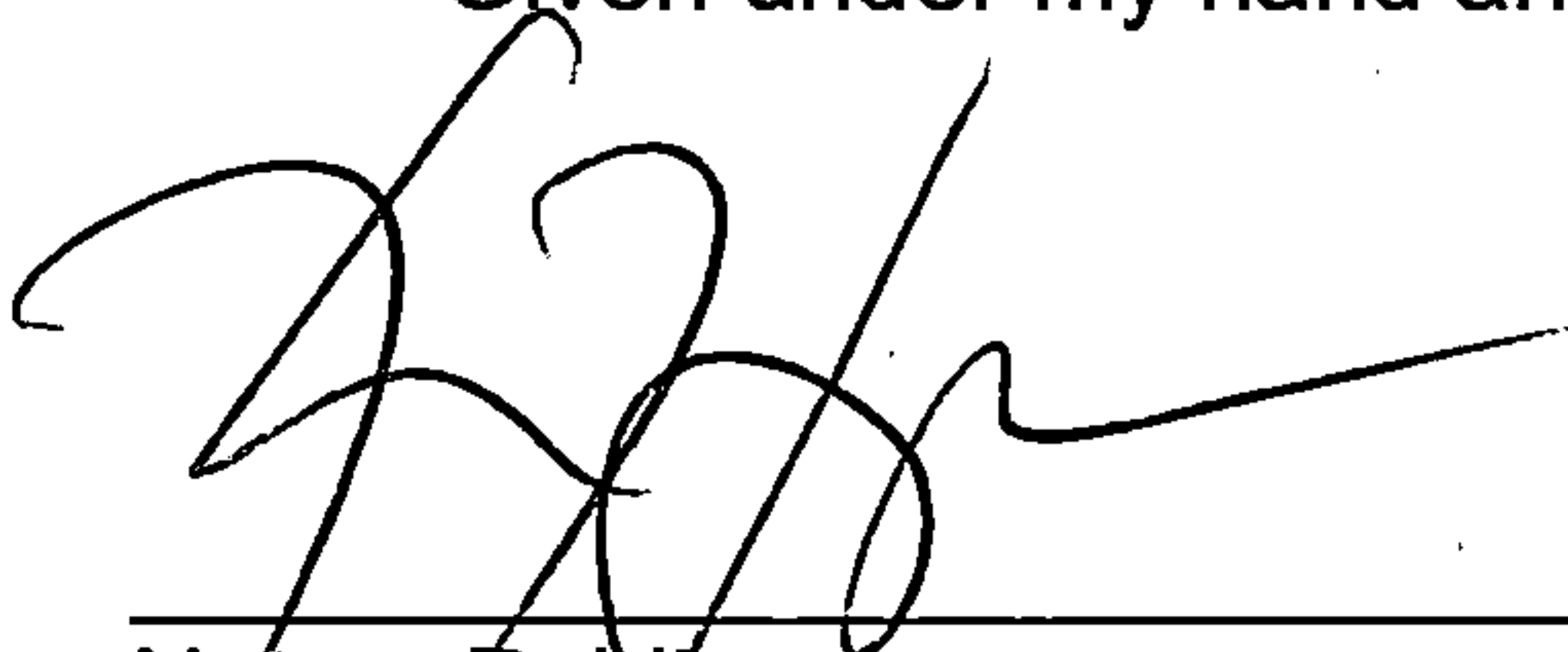

BONNIE MAYES PHILLIPS
Grantor

STATE OF ALABAMA

COUNTY OF Baldwin

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that **Bonnie Mayes Phillips**, whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed, she executed the same voluntarily on the day the same bears date.

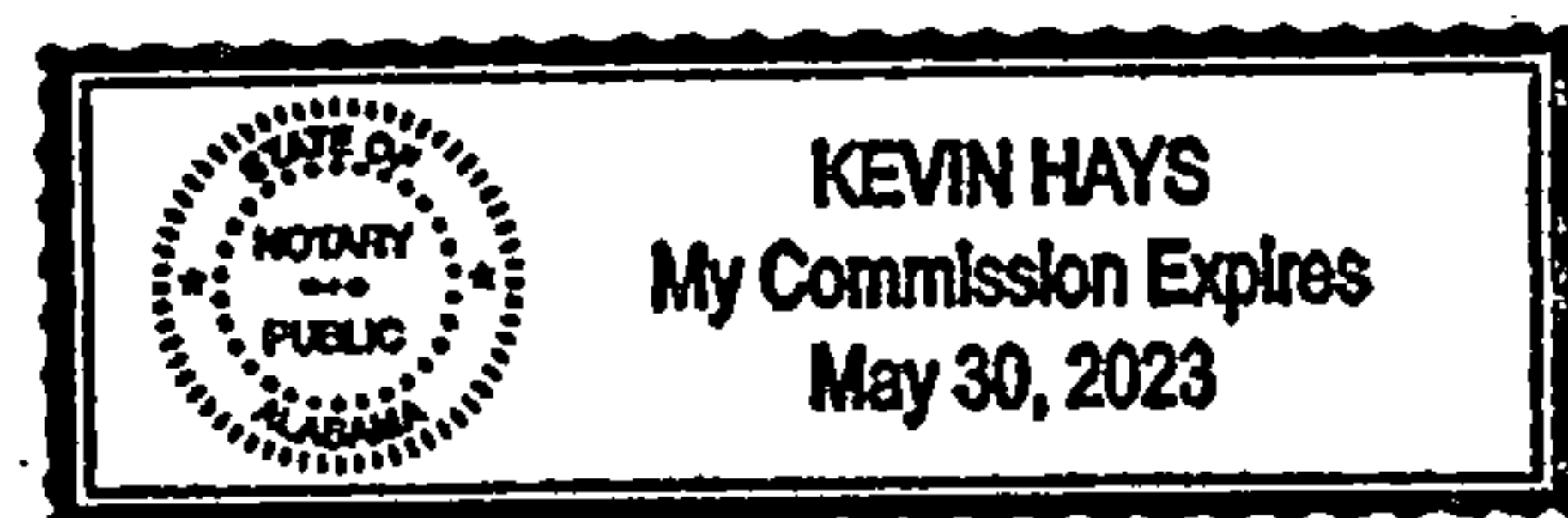
Given under my hand and official seal this 9 day of March, 2020.



Notary Public

Commission Expires

Instrument Prepared by:
Kevin Hays, Attorney at Law
112 North Hoyle Avenue
Bay Minette, AL 36507




20200511000183200 2/2 \$132.00
Shelby Cnty Judge of Probate, AL
05/11/2020 09:58:51 AM FILED/CERT