

Send tax notice to:  
Aaron T. & Kimberly M. Lewis  
104 Rosebury Circle  
Helena, AL 35080  
HOV2100351

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Seven Thousand Seven Hundred Fifty and 00/100 Dollars (\$387,750.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Brenda P. Phillips, an unmarried woman whose mailing address is: 44178 Porotbello Road; Birmingham, AL 35242,** (hereinafter referred to as "Grantors"), by **Aaron T. Lewis and Kimberly M. Lewis** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 228B, according to a Resurvey of Lots 228A and 230A, of the Amended Map of Hillsboro, Phase I, as recorded in Map Book 41, Page 39, in the Probate Office of Shelby County, Alabama**

Property Address: 104 Rosebury Cir., Helena, AL 35080

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

**Brenda P. Phillips is the surviving grantee of that deed recorded in Instrument No. 20090629000249350, in the Probate Office of Shelby County, Alabama; the other grantee, John C. Phillips, Jr., having died on or about the 28th day of November, 2018.**

**\$387,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are 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 shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

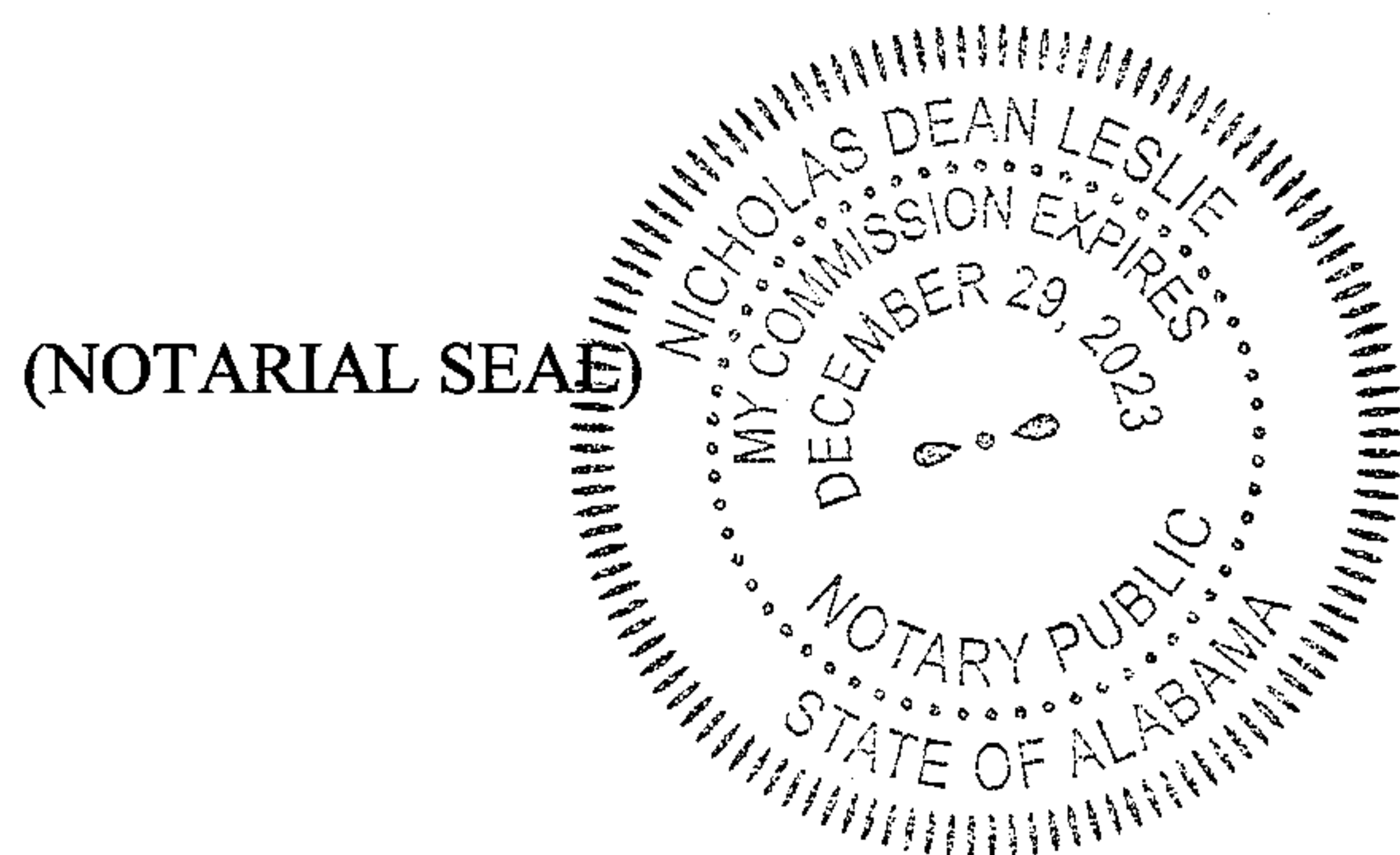
IN WITNESS WHEREOF, Grantor(s), Brenda P. Phillips have hereunto set their signature(s) and seal(s) on July 7, 2021.

Brenda P. Phillips  
Brenda P. Phillips

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda P. Phillips, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of July, 2021.



Nicholas Dean Leslie  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/07/2021 09:03:45 AM  
\$26.00 JOANN  
20210707000327950

Allen S. Bayl