

20211103000531990
11/03/2021 08:53:34 AM
QCDEED 1/5

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 1824208AL

MAIL TAX STATEMENTS TO:
Kenneth W. Phillips
7655 Highway 47
Shelby, AL 35143

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 335150000006000

RECORDATION REQUESTED BY:
WFG LENDER SERVICES
2625 TOWNSGATE RD, SUITE 101
WESTLAKE VILLAGE, CALIFORNIA 91361

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 29 day of July, 20 21, by and between **Kenneth W. Phillips and Louise A. Phillips**,* as joint tenants with right of survivorship, a mailing address of 7655 Highway 47, Shelby, AL 35143, hereinafter referred to as Grantor(s) and **Kenneth W. Phillips, a married man**, a mailing address of 7655 Highway 47, Shelby, AL 35143, hereinafter referred to as Grantee(s). ***HUSBAND AND WIFE**

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

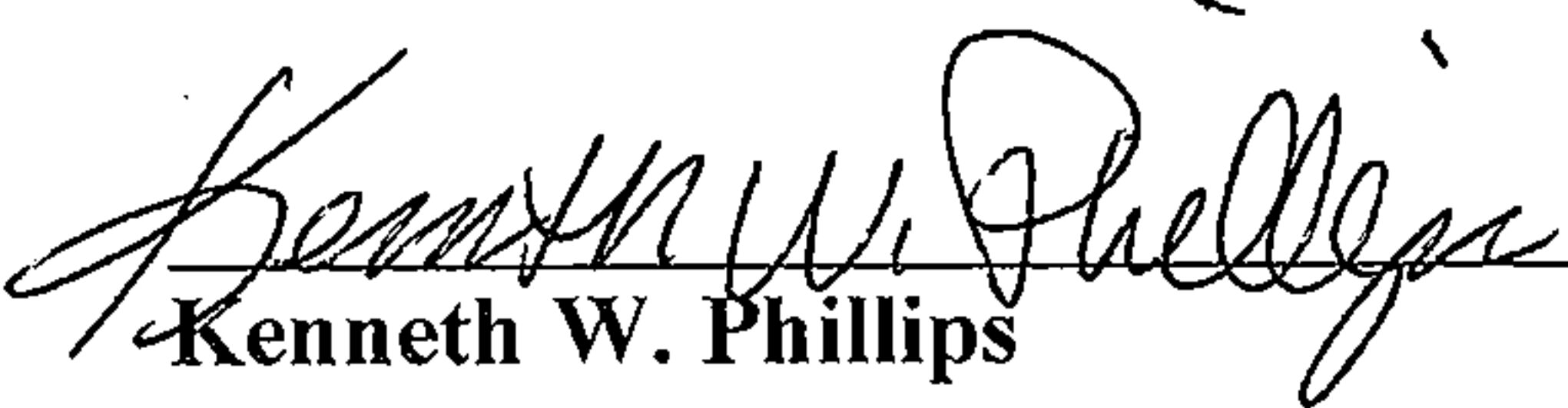
Also known as: 7655 Highway 47, Shelby, AL 35143

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Instrument Number: 20170727000369130, Recorded: 07/27/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

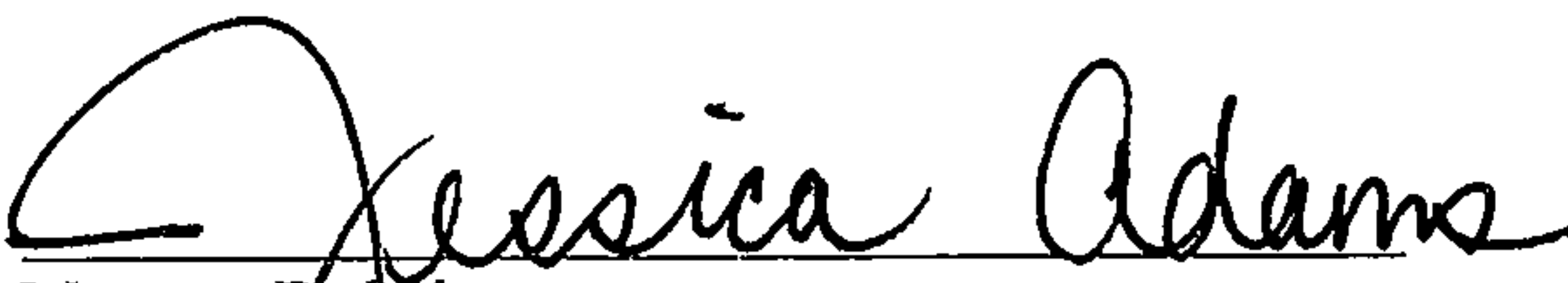
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 29 day of July, 21.

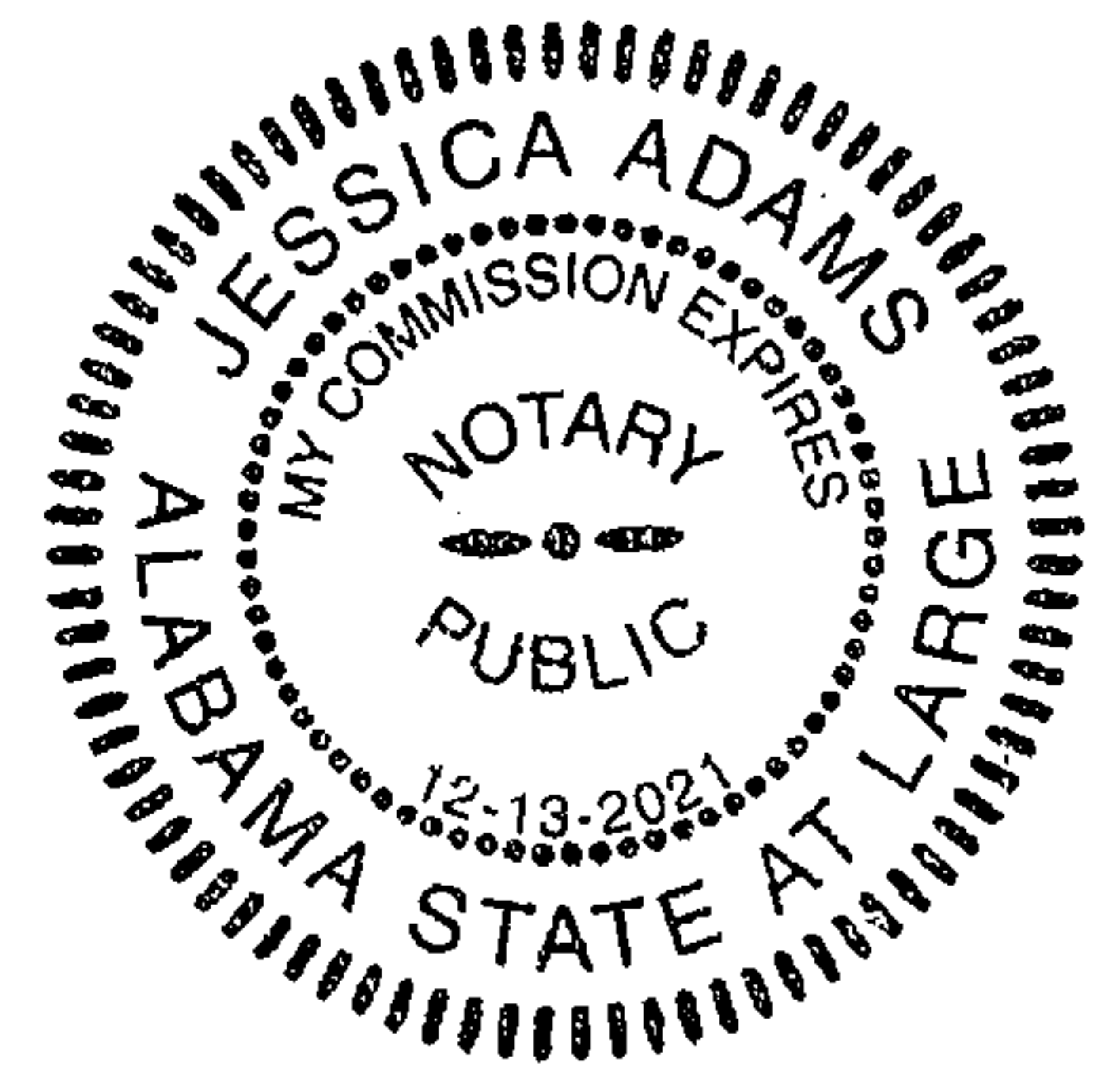

Kenneth W. Phillips

STATE OF AL
COUNTY OF Jefferson

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

Given under my hand and seal this the 29 day of July, 21.


Notary Public
Print Name: Jessica Adams
My commission expires: 12/13/21



No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 29
day of July, 2021.

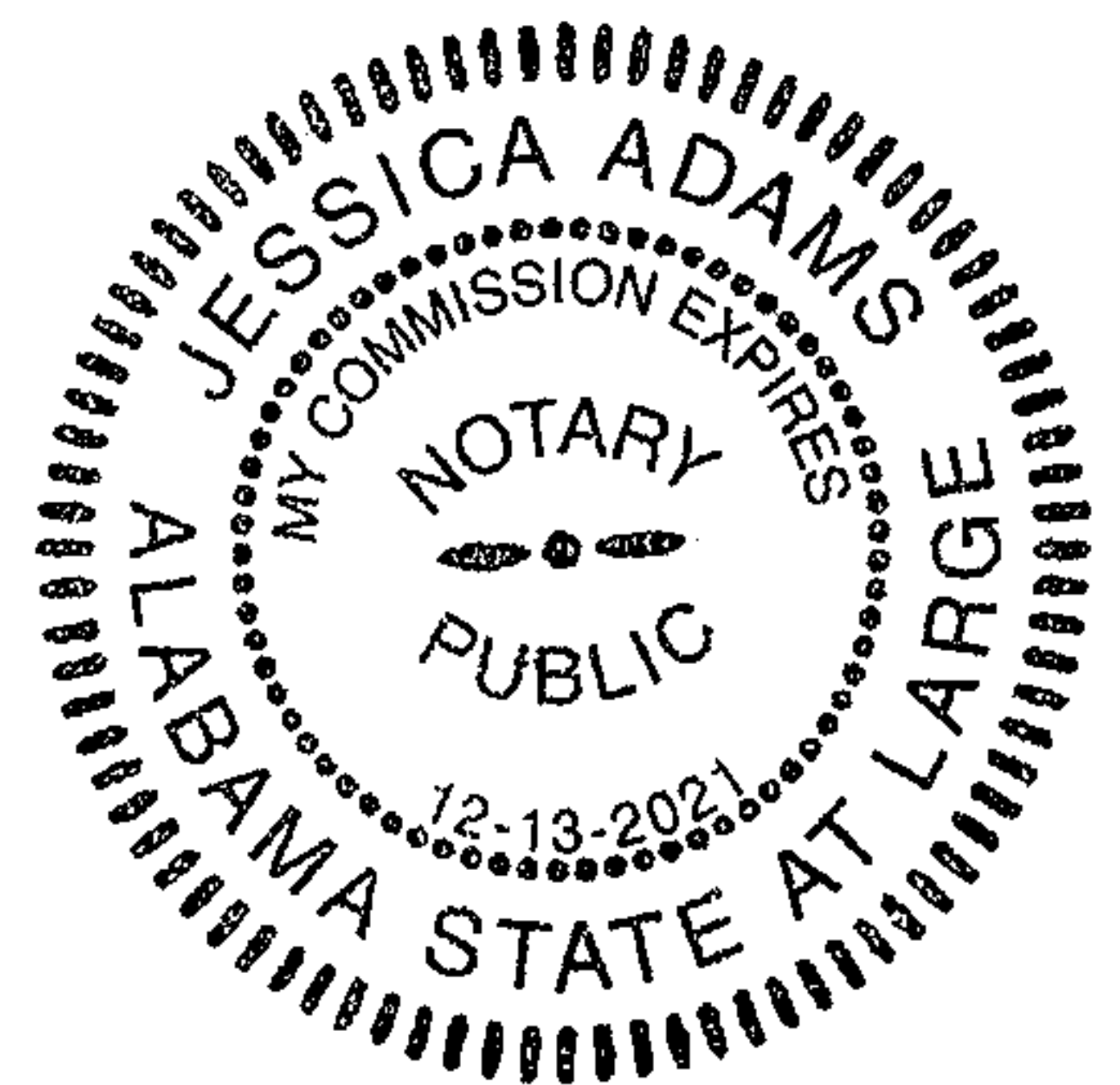
Louise A. Phillips
Louise A. Phillips

STATE OF AL
COUNTY OF Jefferson

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

Given under my hand and seal this the 29 day of July, 21.

Jessica Adams
Notary Public
Print Name: Jessica Adams
My commission expires: 12/13/21



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 89°50'30" EAST FOR 22.68 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE LEAVING SAID ROAD, RUN NORTH 89°54'48" EAST FOR 67.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, RUN NORTH 89°54'48" EAST FOR 214.67 FEET; THENCE RUN SOUTH 89°55'19" EAST FOR 267.07 FEET; THENCE RUN SOUTH 34°45'50" WEST FOR 401.10 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE ALONG SAID ROAD, RUN NORTH 44°10'14" WEST FOR 431.30 FEET; THENCE LEAVING SAID ROAD, RUN NORTH 66°58'22" EAST FOR 51.60 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY DATED 8/26/2011 BY MICHAEL G. MOATES, ALABAMA LICENSE NUMBER 19262.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kenneth W. Phillips and Louise A. Phillips
 Mailing Address 7655 Highway 47
Shelby, AL 35143

Grantee's Name Kenneth W. Phillips
 Mailing Address 7655 Highway 47
Shelby, AL 35143

Property Address 7655 Highway 47
Shelby, AL 35143

Date of Sale _____
 Total Purchase Price \$1.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2021 08:53:34 AM
 \$112.00 JOANN
 20211103000531990

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 155,350 / 2 = 77,675

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 Assessors office
☐ 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 7/29/2021

Print Kenneth W. Phillips

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one