


Send Tax Notice To:
Phillip A Thomas
Ann M Thomas
17668 HWY 42
Shelby, AL 35143


20220407000143270 1/4 \$434.50
Shelby Cnty Judge of Probate, AL
04/07/2022 10:07:13 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

PHILLIP A. THOMAS and his wife, ANN M. THOMAS

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**PHILLIP ALLEN THOMAS and ANN McKEEL THOMAS,
Trustees, or their successors in interest, of the PHILLIP ALLEN
THOMAS AND ANN MCKEEL THOMAS REVOCABLE LIVING
TRUST dated March 24, 2022, and any amendments
thereto.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the Northwest corner of Lot 1 of Shelby Shores, 1970 Addition, as recorded in Map Book 5, Page 68, in the Office of the Judge of Probate of Shelby Country, Alabama; thence South 11 degrees 25 minutes 00 seconds West, a distance of 317.00 feet to the point of beginning, said point lying on the easterly R.O.W. line of Shelby Country Highway 42; thence South 16 degrees 13 minutes 12 seconds West and along said R. O. W. line a distance of 31.92 feet; thence South 19 degrees 04 minutes 52 seconds West and along said R. O. W. line, a distance of 103.74 feet; thence South 74 degrees 18 minutes 25 seconds East and leaving said R. O. W. line a distance of 236.23 feet; thence North 24 degrees 12 minutes 48 seconds East a distance of 29.94 feet; thence North 68 degrees 43 minutes 42 seconds West a distance of 4.64 feet; thence North 20 degrees 13 minutes 42 seconds East a distance of 32.06 feet; thence North 09 degrees 25 minutes 40 seconds East a distance of 15.44; thence North 71 degrees 52 minutes 03 seconds a West a distance of 2.66 feet; thence North 04 degrees 46 minutes 28 seconds East a distance of 11.16 feet; thence North 62 degrees 32 minutes 00 seconds West a distance of 230.55 feet to the point of beginning.

ALSO AND INCLUDING an Ingress/Egress and Utility Easement, being more particularly described as follows: Commence at the Northwest corner of Lot 1 of Shelby Shores, 1970 Addition as recorded in Map Book 5, Page 68, in the Office of the Judge of Probate of Shelby Country, Alabama; thence South 11 degrees 25 minutes 00 seconds West, a distance of 317.00 feet to a point lying on the easterly R.O.W. line of Shelby Country Highway 42; thence South 16 degrees 13 minutes 12 seconds West and along said R. O. W. line a distance of 31.92 feet; thence South 19 degrees 04 minutes 52 seconds West

Shelby County, AL 04/07/2022
State of Alabama
Deed Tax: \$403.50

and along said R. O. W. line, a distance of 103.74 feet to the point of beginning; thence South 19 degrees 54 minutes 45 seconds West and along said R. O. W. line, a distance of 22.77 feet; thence South 75 degrees 01 minute 07 seconds East and leaving said R. O. W. line a distance of 198.41 feet; thence North 19 degrees 54 minutes 45 seconds East a distance of 20.30 feet; thence North 74 degrees 18 minutes 25 seconds West, a distance of 263.23 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated March 21, 2007.

Subject to:

1. Ad valorem taxes due and payable October 1, 2011, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Restrictions contained in deed and recorded in Deed Book 233, page 832, Probate Office, Shelby County, Alabama.
5. Permits to Alabama Power Company recorded in Deed Book 225, Page 918, and Deed Book 225, Page 921, Probate Office, Shelby County, Alabama.
6. Property conveyed to Alabama Power Company recorded in Deed Book 238, Page 208, Probate Office, Shelby County, Alabama.
7. Restrictions and covenants as recorded in Deed Book 233, page 836, Probate Office, Shelby County, Alabama.
8. Permits and utility easements of record.
9. Except property, if any, conveyed by that certain deed recorded in Deed Book 266, Page 671, Probate Office, Shelby County, Alabama.

\$100,000.00 of the above recited consideration is paid by purchase money mortgage from Grantee herein to Metro Bank, executed simultaneously and dated of even date herewith.

Property Address: 17668 Hwy. 42, Shelby, AL 35143

1. Subject to: Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Subject to: Anything revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, of record, if any.
3. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.

CRAFTSMAN MAKES NO WARRANTY AS TO THE CORRECTNESS OF THE DESCRIPTION OR OWNERSHIP OF THE PREMISES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND THERE ARE NO REPRESENTATIONS MADE AS TO THE MERCHANTABILITY OF THE TITLE, OWNERSHIP OF MINERAL AND MINING RIGHTS, ADVERSE POSSESSION, EASEMENTS OR ANY OTHER MATTERS AFFECTING TITLE TO THE PREMISES.



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TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, I have hereunto set MY hands(s) and seal(s) this 24 day of

March, 2022.

Phillip A. Thomas (Seal)
PHILLIP A. THOMAS

Ann McKel Thomas (Seal)
ANN M. THOMAS

STATE OF ALABAMA)
COUNTY OF Shelby)

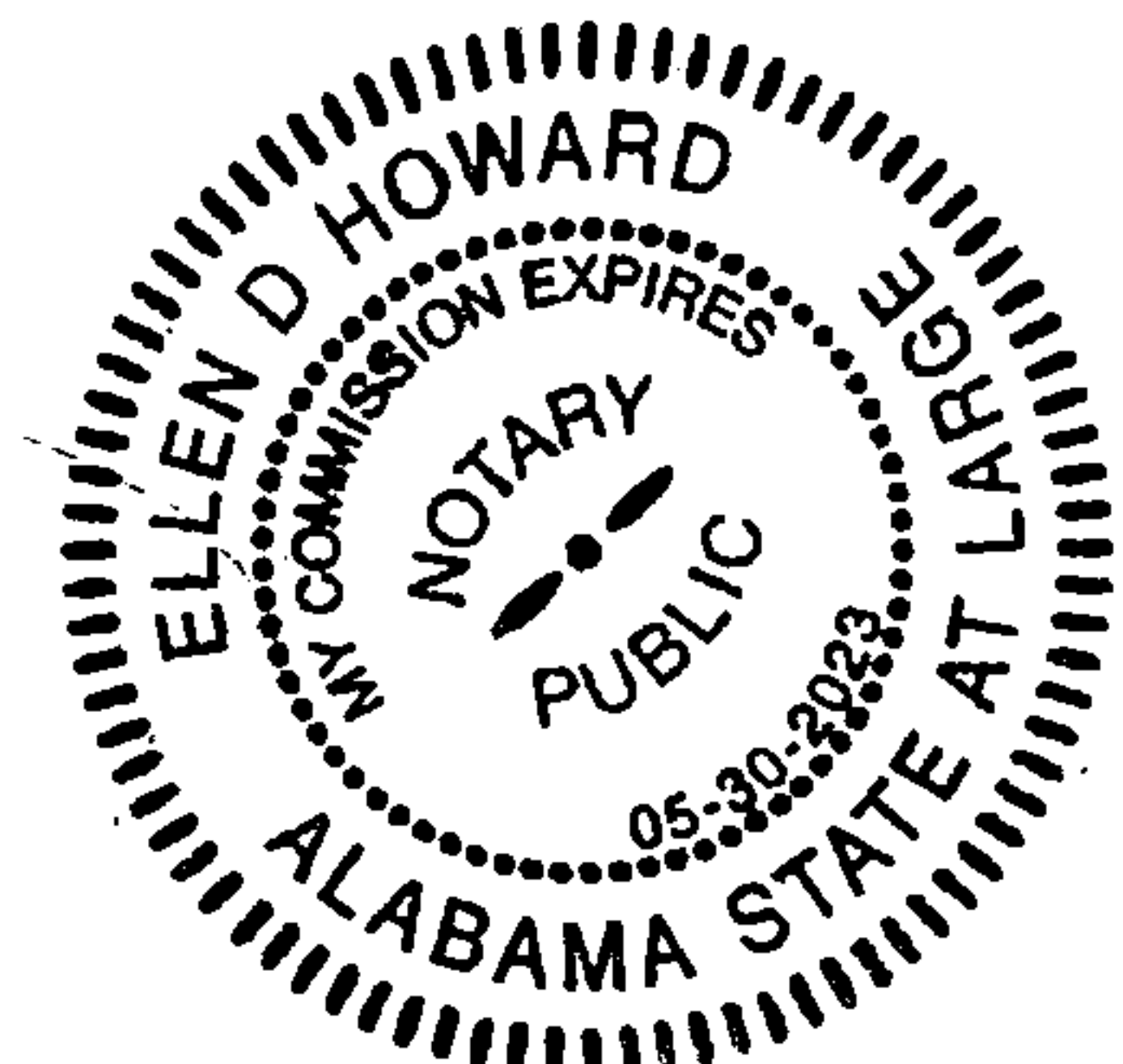
I, the undersigned, a Notary Public in and for said County, in said State, hereby **PHILLIP A. THOMAS**, a married man and **ANN M. THOMAS**, a married woman whose names are signed to the foregoing conveyance, and who are known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of March, 2022

Ellen D. Howard
Notary Public
My Commission Expires:

05-30-2023

This instrument was prepared by:
James Brandon Cooper, Esq.
P.O. Box 320
Helena, AL 35080
(205) 632-1110



Real Estate Sales Validation Form

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

Grantor's Name Phillip & Ann Thomas
Mailing Address 17668 HWY 42
Shelby, AL 35143

Grantee's Name Phillip & Ann Thomas, Trustees of
Mailing Address the Phillip Allen Thomas and Ann
McKeel Thomas Revocable Living
Trust, 17668 HWY 42, Shelby, AL

Property Address 17668 HWY 42
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 403,050.00

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 Property Tax Online
☐ 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 4-7-22

Print

Ann M Thomas

Sign

Ann M Thomas

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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eForms

Form RT-1