

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, CHARLES EVANS AND SHARON T. PHELAN, A MARRIED COUPLE, homestead of the grantors and remaining the homestead of the grantors, the undersigned Grantor, do grant, bargain, sell and convey my interest to CHARLES EVANS and SHARON T. PHELAN, **Trustees of the Evan-Phelan Living TRUST, dated May 31, 2022,** Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A THAT IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEAR IN.

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS

Subject existing covenants and restrictions, easements, building lines and limitations of record.

Source of Title:

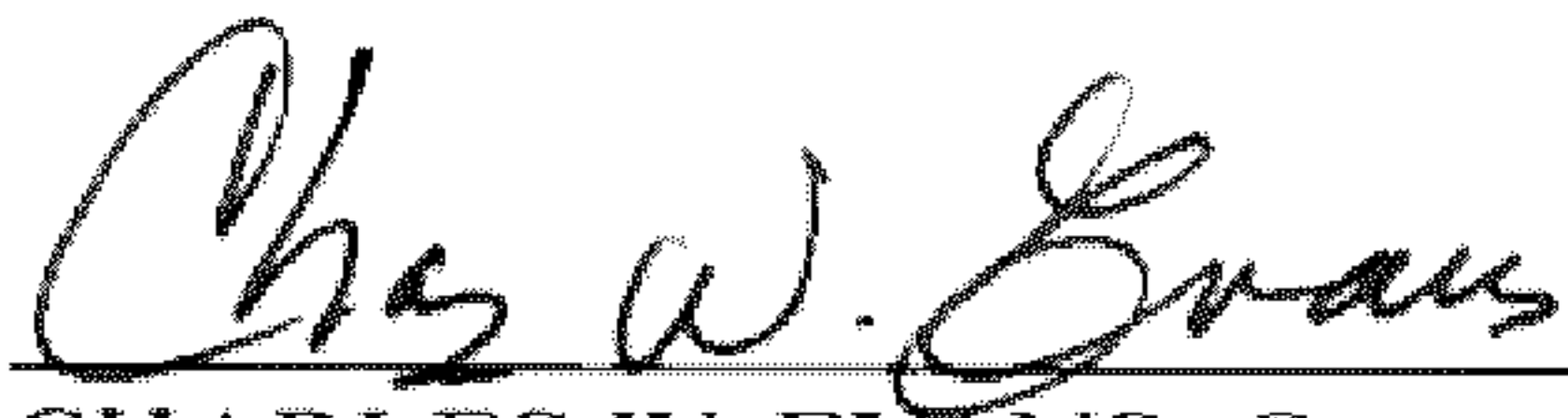
20210512000235050

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

5/31/22 IN WITNESS WHEREOF, I have hereunto set my hand and seal, this



CHARLES W. EVANS, Grantor



SHARON T. PHELAN, Grantor

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STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

I, John R Holliman, a notary public in and for said County in said State, hereby certify that CHARLES EVANS AND SHARON T. PHELAN, A MARRIED COUPLE as Grantors whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, being informed of the contents of the trust instrument, they executed the same voluntarily on the day the same bears date.

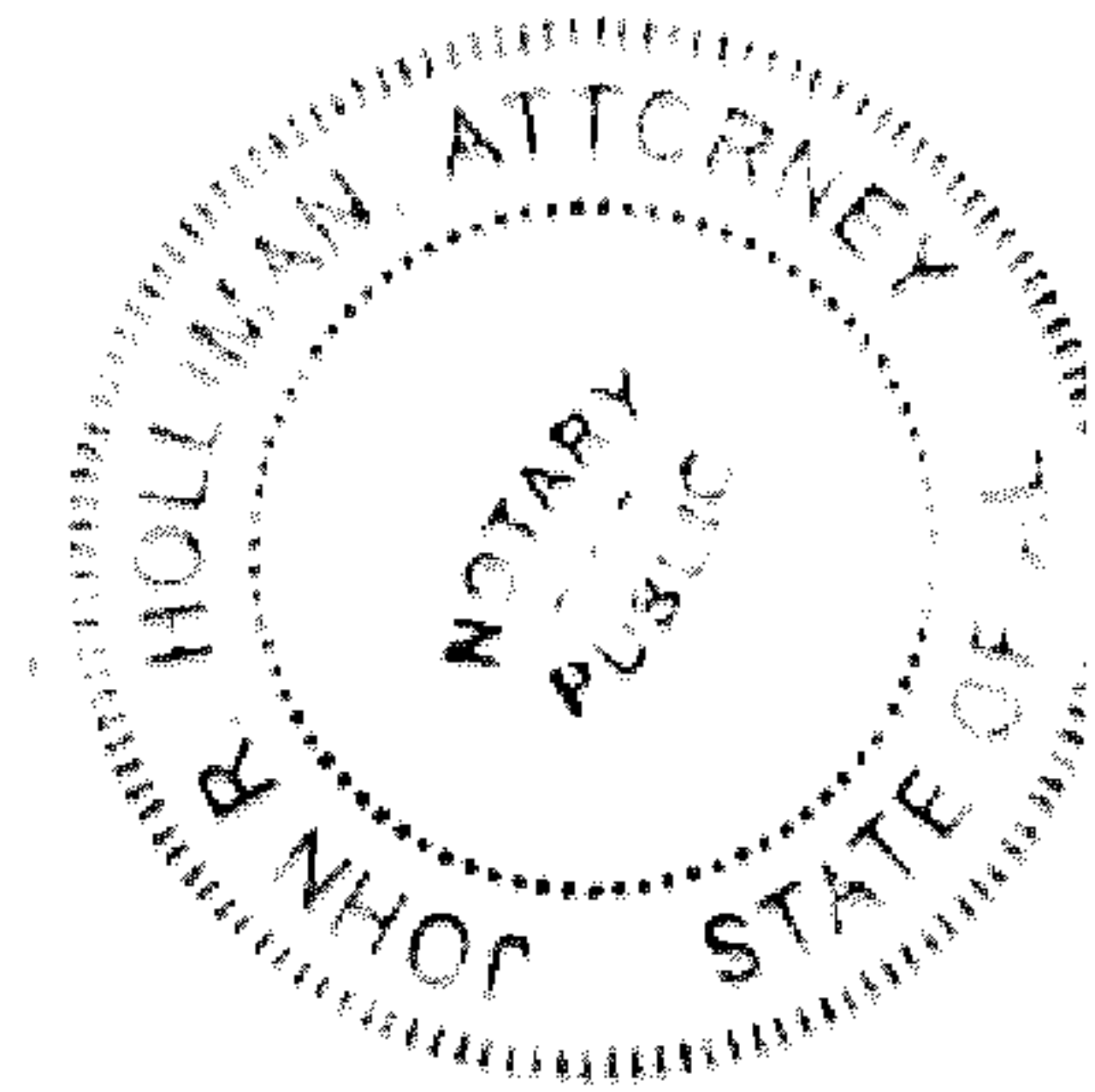
Given under my hand this 5/31/22.

[Seal]

NOTARY PUBLIC

My commission expires: 8/28/22

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281



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Exhibit A

Lot 459, according to the Final Plat of Riverwoods, Fourth Sector Phase III, as recorded in Map 31, Page 89, in the Probate Office of Shelby County, Alabama.

Charles Evans is one and the same as Charles Wilson Evans and Sharon Phelan is one and the same as Sharon Theresa Phelan.

Real Estate Sales Validation Form

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

Grantor's Name Charles Evans
 Mailing Address 601 Park Circle
Helena, AL
35080

Grantee's Name Sharon Phelan
 Mailing Address 601 Park Circle
Helena, AL
35080

Property Address 601 Park Circle
Helena AL
35080

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 350,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 7-8-22

Print Carol Winning

☐ Unattested

Sign

Carol Winning

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/08/2022 11:25:54 AM
 \$385.00 BRITTANI
 20220708000270570

Form RT-1

Allen S. Boyd