



20230202000028200 1/4 \$113.50
Shelby Cnty Judge of Probate, AL
02/02/2023 12:57:25 PM FILED/CERT

Prepared By

Name: William E Swatek
Address: 2 RIVERCHASE OFFICE PLAZA
SUITE 124 City: HOOVER
State: ALABAMA Zip Code: 35244

SEND TAX NOTICE TO

Name: Kristy Phillips and Gidget Russell
Address: 46 Steeple Chase Lane
Vincent, Alabama, 35178

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid to ESTHER PEOPLES, Widow of Gene Peoples, residing in SHELBY County (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Kristy Phillips and Gidget Russell (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in SHELBY County, Alabama to-wit:

The Following Real Estate located in Vincent, Alabama known as 46 Steeple Chase Lane. Vincent Alabama 35173.

Grantor is mother of Grantees, it is an arm's length transaction, no value received.

The legal description set out herein was furnished to the preparer by the grantor herein without the benefit of survey or title search.

Description Furnished by previous Grantors for a Survey by the Martin Land Surveying dated 1996.

Shelby County, AL 02/02/2023
State of Alabama
Deed Tax: \$82.50



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From the Northwest corner of the SE1/4-SE1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 02 deg. 42 min. 47 sec. West along the West boundary of said SE1/4-SE1/4 for a distance of 393.58 feet; thence proceed South 87 deg. 17 min. 40 sec. East for a distance of 330.02 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 02 deg. 42 min. 25 sec. East for a distance of 209.90 feet; thence proceed South 87 deg. 17 min. 40 sec. East along the South boundary of said road for a distance of 165.01 feet to a point in the center of a 20 foot access easement; thence along the center line of said 20 foot easement proceed South 02 deg. 42 min. 25 sec. West and parallel to the West boundary of herein described parcel of land for a distance of 209.01 feet; thence leaving the center of said easement proceed North 87 deg. 17 min. 40 sec. West and parallel to the North boundary of herein described parcel of land for a distance of 165.01 feet, back to the POINT OF BEGINNING of herein described parcel of land.

The above described parcel of land is located in the SE1/4-SE1/4 of section 4, Township 19 South, Range 2 East, Shelby County, Alabama containing 0.80 acres.

Also, the above described parcel of land is subject to a 20 foot easement being 10 feet either side of the East boundary of the above described parcel of land.

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Esther Peoples by Kristy Miller - P.O.A.
Grantor's Signature

Esther Peoples

Grantor's Name

46 Steepk Chase Lane
Address

Vincent, AL 35128
City, State & Zip

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, do hereby certify that the foregoing testimony and answers were taken down and written by me in the words of the witness in my presence at the place herein mentioned; that proof has been made before me of the identity of the said witness; that I am not of counsel or kin to either party to said cause, not interested in the event thereof; and I enclose the said testimony as full execution of this witness' statement.

July Given under my hand and official seal this the 7 day of
July, 2022.

[Signature]
NOTARY PUBLIC

My Commission Expires
1/12/26

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Ether Phillips
46 Steeplechase
Line
Vincennes AL 35778

Grantee's Name
Mailing Address

Kristy Phillips
Bridge Russell
230 Autumn Dr
Vincennes AL 35778

Property Address

46 Steeplechase Ln
Vincennes AL 35778

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

82,100



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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 2/2/23

Print

Kristy Phillips

Sign

Kristy Phillips

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1