

This Instrument was Prepared by:

Send Tax Notice To: Dakota A. Britt
Melany Blair Britt

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1978 Crenshaw Rd
Columbiana AL 35051

File No.: MV-23-29336

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Edmond Prince Phillips, Jr., deceased, Probate Case #PR-2023-000672, in the Probate Office of Shelby County, Alabama.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dakota A. Britt and Melany Blair Britt**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$128,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of September, 2023.

MARY GARDNER AS PERSONAL
REPRESENTATIVE FOR EDMOND PRINCE
PHILLIPS, JR.

Mary Gardner
Mary Gardner
Personal Representative

State of Alabama

County of Shelby

I, *Michael T. Atchison*, a Notary Public in and for the said County in said State, hereby certify that Mary Gardner as Personal Representative for The Estate of Edmond Prince Phillips, Jr., deceased, Probate Case #PR-2023-000672, in the Probate Office of Shelby County, Alabama., whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of September, 2023

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: September 01, 2024

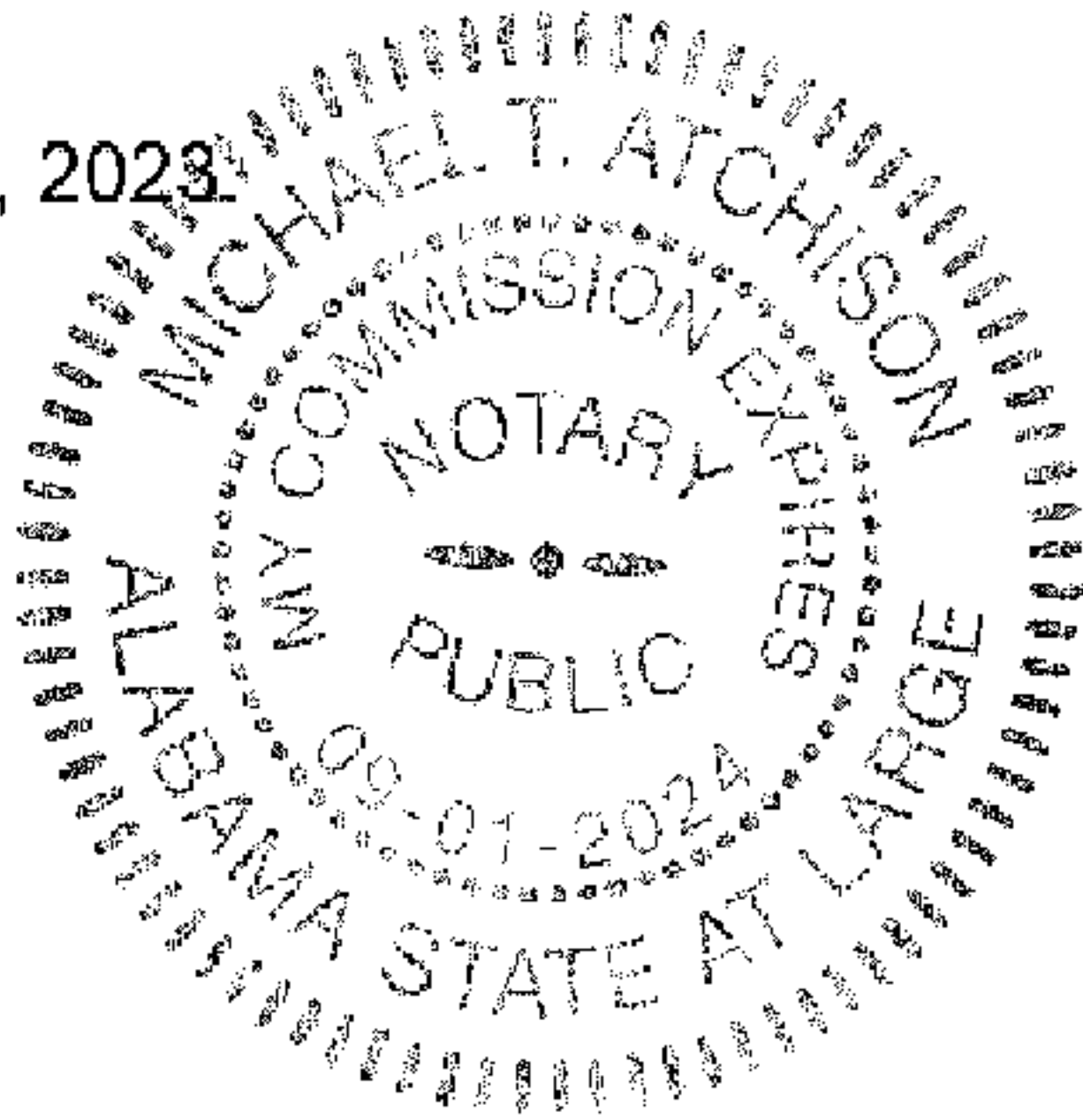


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
From the Southeast corner of said Section 24, run in a Westerly direction for a distance of 340.0 feet to the point of beginning, thence continue along last mentioned course for a distance of 330.26 feet to an existing iron pin; thence turn an angle to the right of 91°57'50" and run in a Northerly direction for a distance of 977.38 feet; thence turn an angle to the right of 77°51'25" and run in a Northeasterly direction for a distance of 95.83 feet; thence turn an angle to the right of 0°36'20" and run in a Northeasterly direction for a distance of 178.19 feet, thence turn an angle to the right of 5°39'54" and run in an Easterly direction for a distance of 31.01 feet to an existing iron pin; thence turn an angle to the right of 94°08'37" and run in a Southerly direction for a distance of 1,025.50 feet, more or less, to the Point of Beginning.

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

Grantor's Name	The Estate of Edmond Prince Phillips, Jr., deceased, Probate Case #PR-2023-000672, in the Probate Office of Shelby County, Alabama.	Grantee's Name	Dakota A. Britt Melany Blair Britt
Mailing Address	x <u>411 Irving Rd.</u> <u>BIRMINGHAM, AL 35209</u>	Mailing Address	<u>1978 Crenshaw Rd.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>1978 Crenshaw Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>September 06, 2023</u>
		Total Purchase Price	<u>\$135,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 September 01, 2023

Print The Estate of Edmond Prince Phillips, Jr., deceased,
Probate Case #PR-2023-000672, in the Probate
Office of Shelby County, Alabama.

Unattested

(verified by)

Sign

Mary Baker Personal Rep Edmond P. Baker
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 01:15:24 PM
\$38.00 PAYGE
20230906000269760

Allie S. Bezel