

**SEND TAX NOTICE TO:**

**Marion H. Owen Phillips**  
**5378 Harvest Ridge Lane**  
**Birmingham, Al 35242**

**This instrument was prepared by:**

A. Eric Johnston, Esquire  
1200 Corporate Drive, Suite 107  
Birmingham, Alabama 35242

**WARRANTY DEED**

**(HEIRSHIP)**

**STATE OF ALABAMA     )**     **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF SHELBY    )**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Marion H. Owen Phillips** and spouse **Robert L. Phillips, III**, and **Holly Owen Setran** and spouse, **David P. Setran** and **Suzanne Owen Jones**, and spouse, **Christopher J. Jones** (herein referred to as grantor, whether one or more), hereby sell and convey unto **Marion H. Owen Phillips** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9, according to the Survey of Meadow Brook 14<sup>th</sup> Sector, as recorded in Map Book 9, page 82, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

**Marion H. Owen** and **Marion H. Owen Phillips** are one and the same person.

By deed dated August 7, 1989 and filed in the Probate Court of Shelby County, Alabama, on August 29, 1989, by which Wayne A. Owen and wife, Marion H. Owen held title to the above described property as joint tenants. Wayne A. Owen died on August 25, 2018. At the time of his death, he was married to Marion H. Owen and had two children, viz., Holly Owen Setran and Suzanne Owen Jones. The within named persons represent the next of kin of Wayne A. Owen at the time of his death. Each of the undersigned persons are 19 years of age or older and are of sound mind. There was no probate of the estate of Wayne A. Owen.

The purpose of this deed is to vest title in Marion H. Owen Phillips as owner of the above-described property.


NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

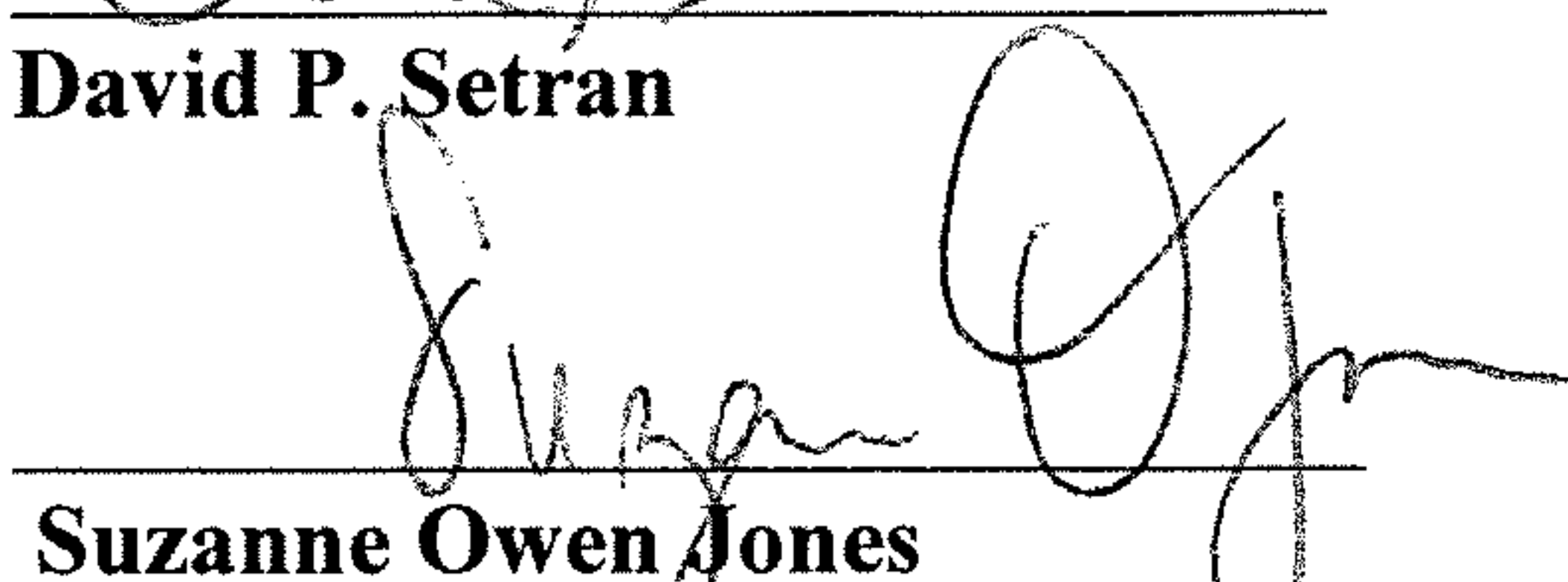
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6<sup>th</sup> day of October, 2023.


  
Marion H. Owen Phillips

  
Robert L. Phillips, III

  
Holly Owen Setran

  
David P. Setran

  
Suzanne Owen Jones

  
Christopher L. Jones

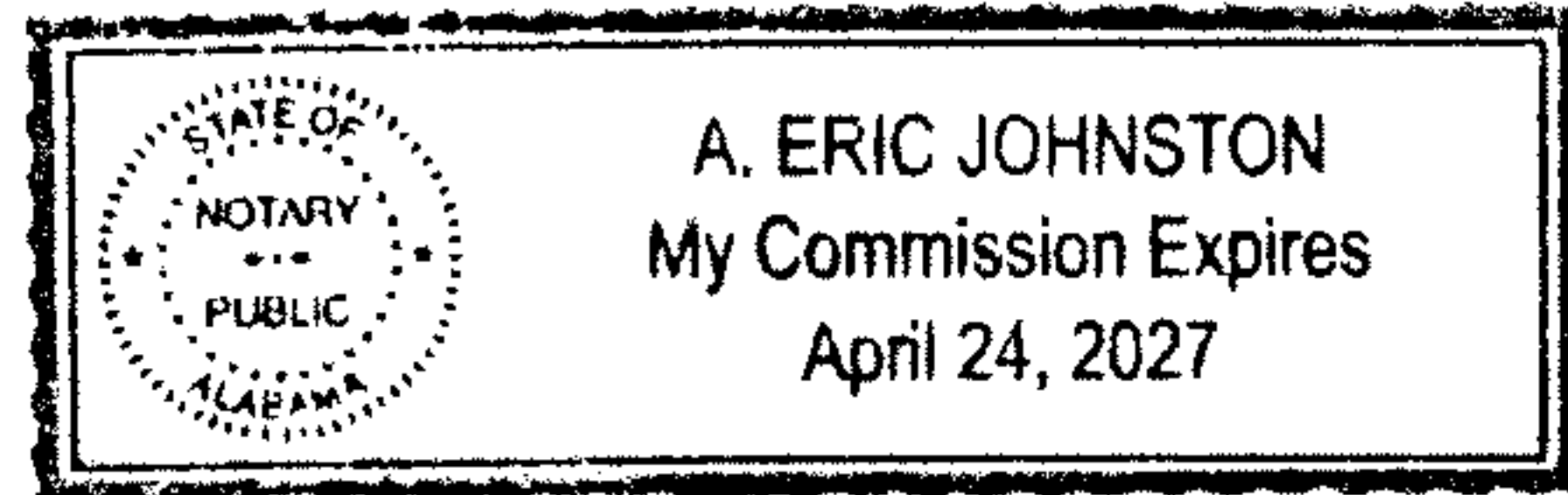
\*\*\*\*\*

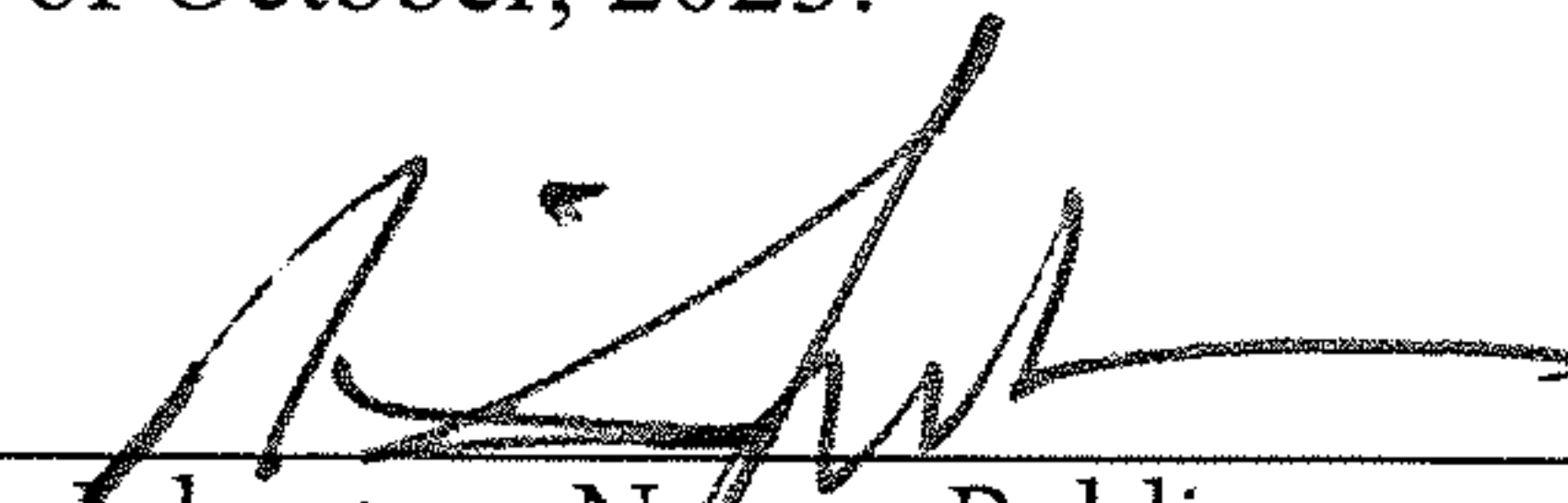
STATE OF ALABAMA     )  
SHELBY COUNTY         )

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Marion H. Owen Phillips**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2023.



  
A, Eric Johnston, Notary Public  
My Commission Expires: 4-24-27


\*\*\*\*\*

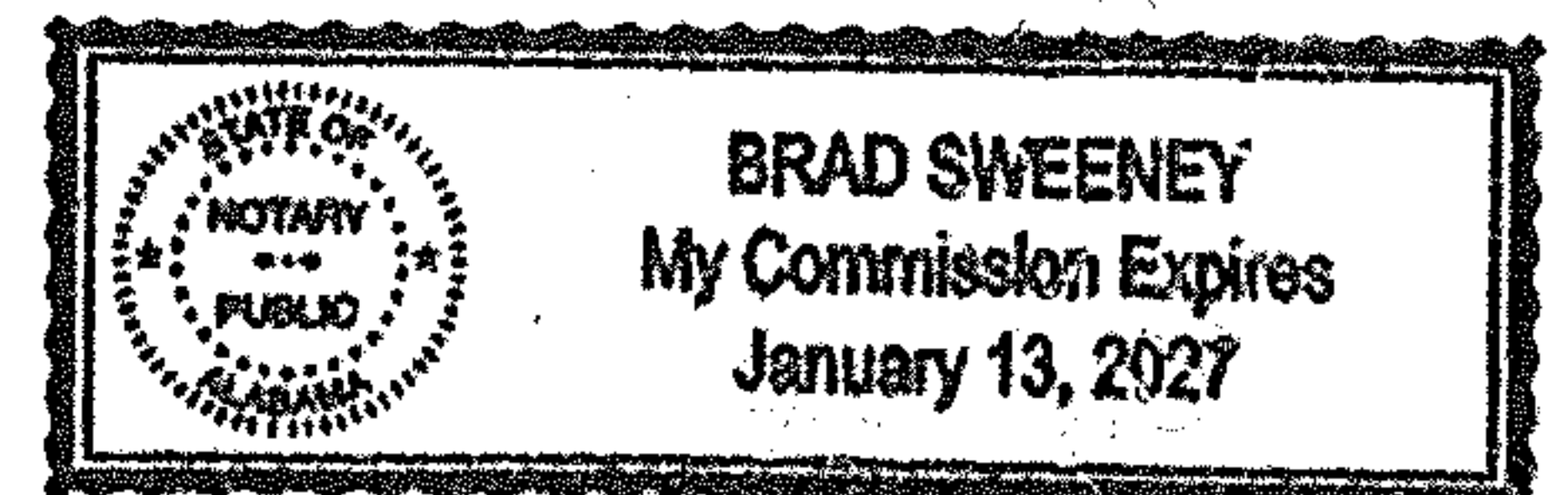
STATE OF ALABAMA     )  
SHELBY COUNTY         )

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Robert L. Phillips, III**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of OCTOBER, 2023.

  
NOTARY PUBLIC  
Print Name: BRAD E. SWEENEY  
My Commission Expires: 01/13/2027





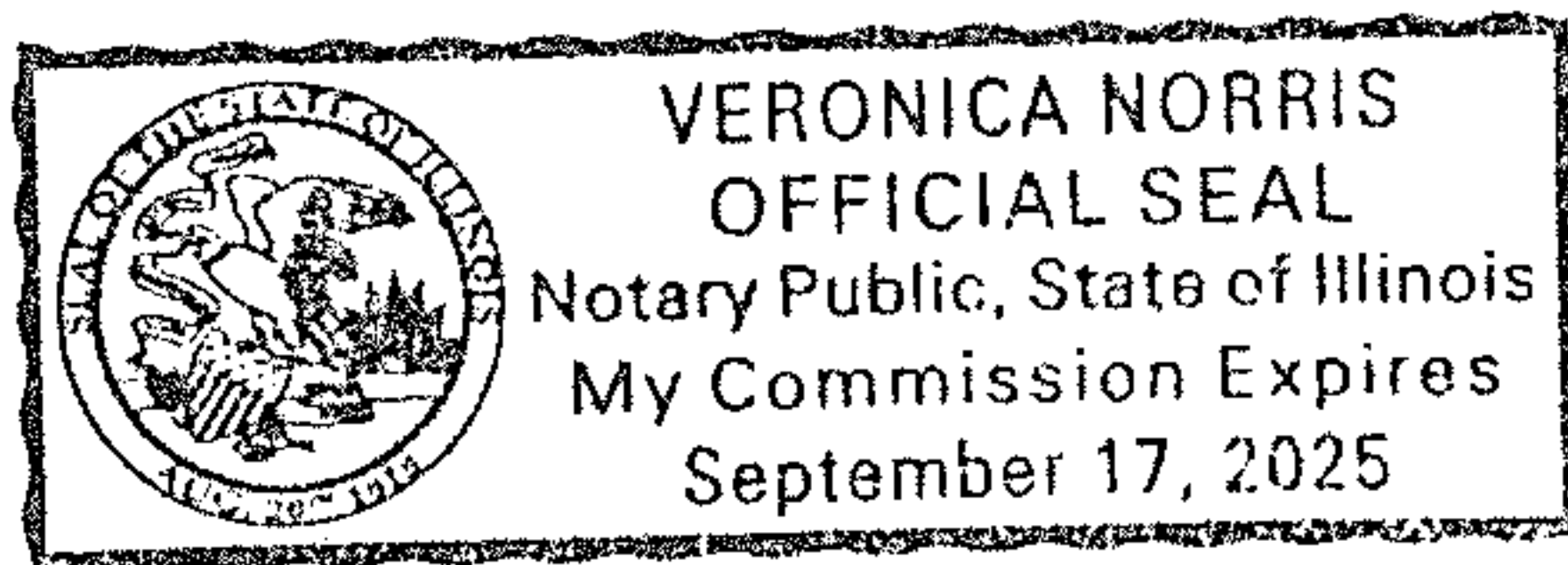
\*\*\*\*\*

STATE OF ILLINOIS )  
DuPage COUNTY )

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Holly Owen Setran**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2023.



Veronica Norris  
 NOTARY PUBLIC  
 Print Name: Veronica Norris  
 My Commission Expires: 09-17-2025

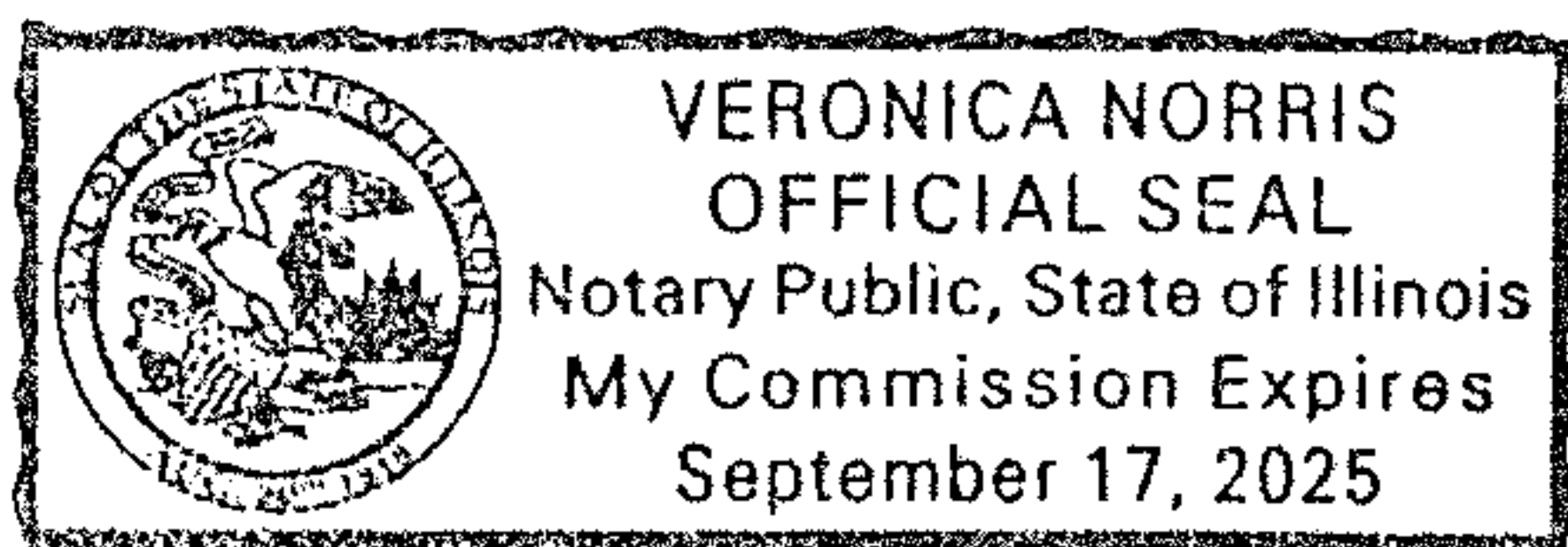
\*\*\*\*\*

STATE OF ILLINOIS )  
DuPage COUNTY )

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **David P. Setran** whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2023.



Veronica Norris  
 NOTARY PUBLIC  
 Print Name: Veronica Norris  
 My Commission Expires: 09-17-2025

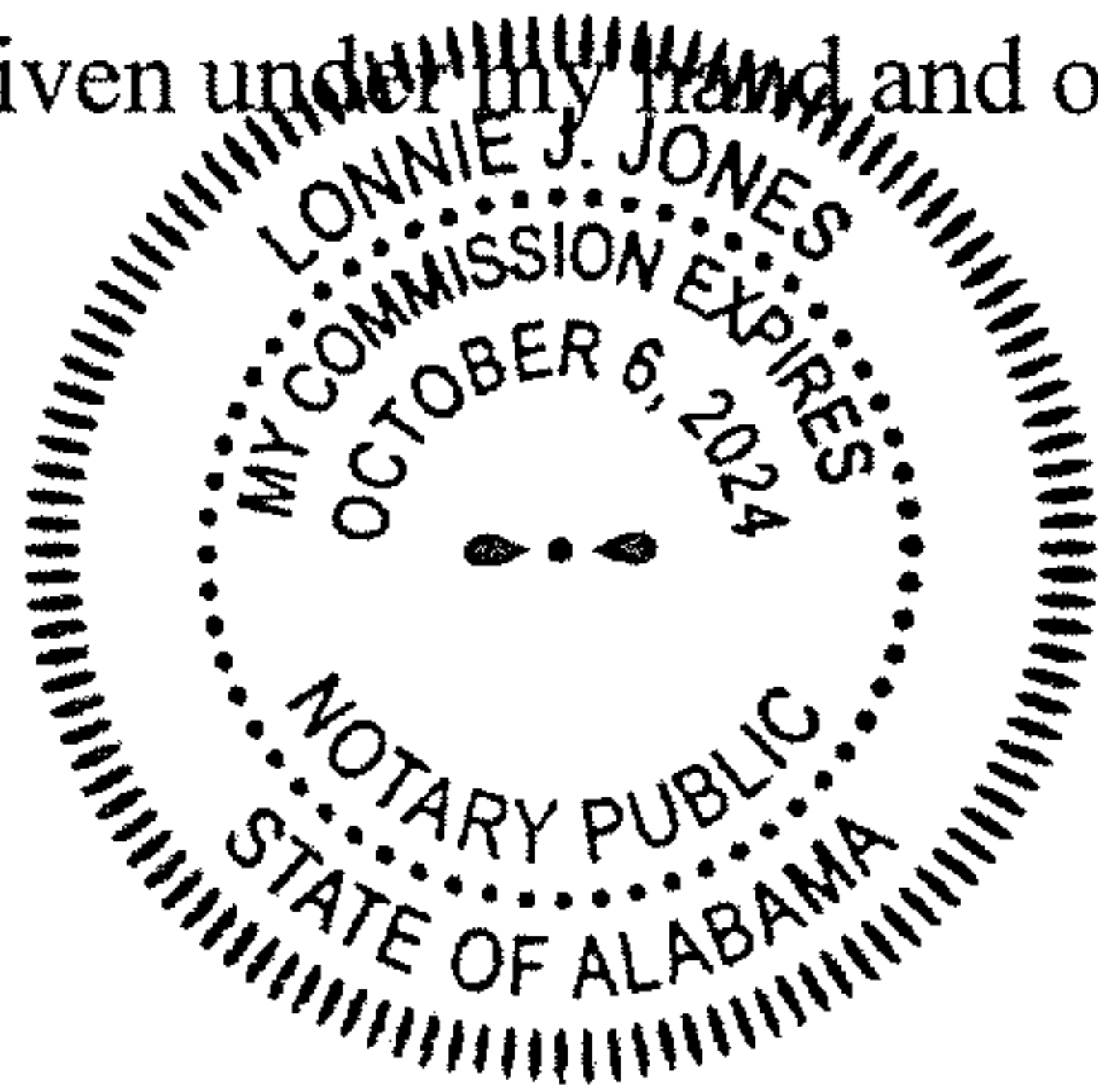
\*\*\*\*\*

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Suzanne Owen Jones**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 06 day of October, 2023.



Lonnie J. Jones  
A NOTARY PUBLIC  
Print Name: Lonnie J. Jones  
My Commission Expires: 10-06-2024

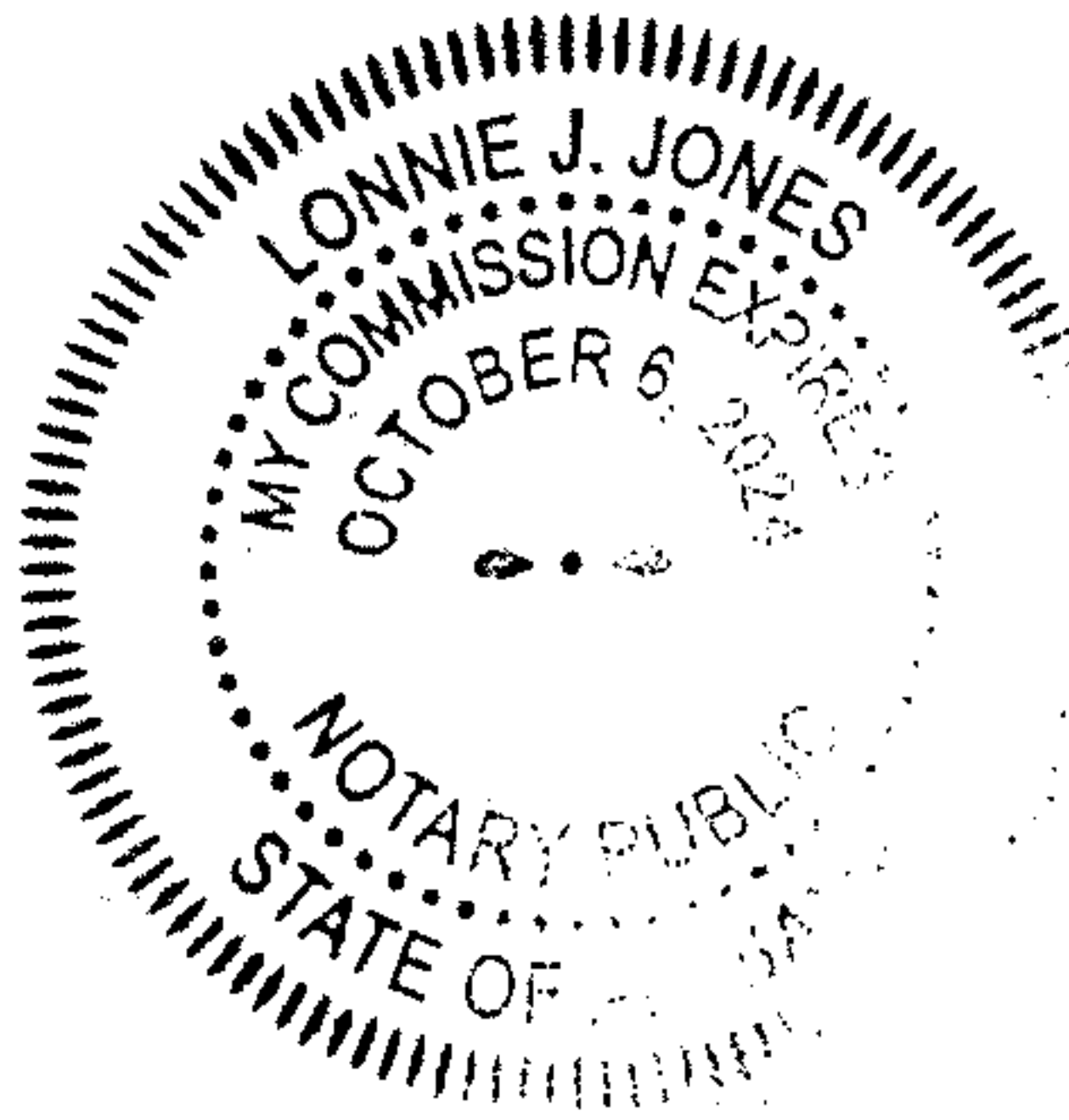
\*\*\*\*\*

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

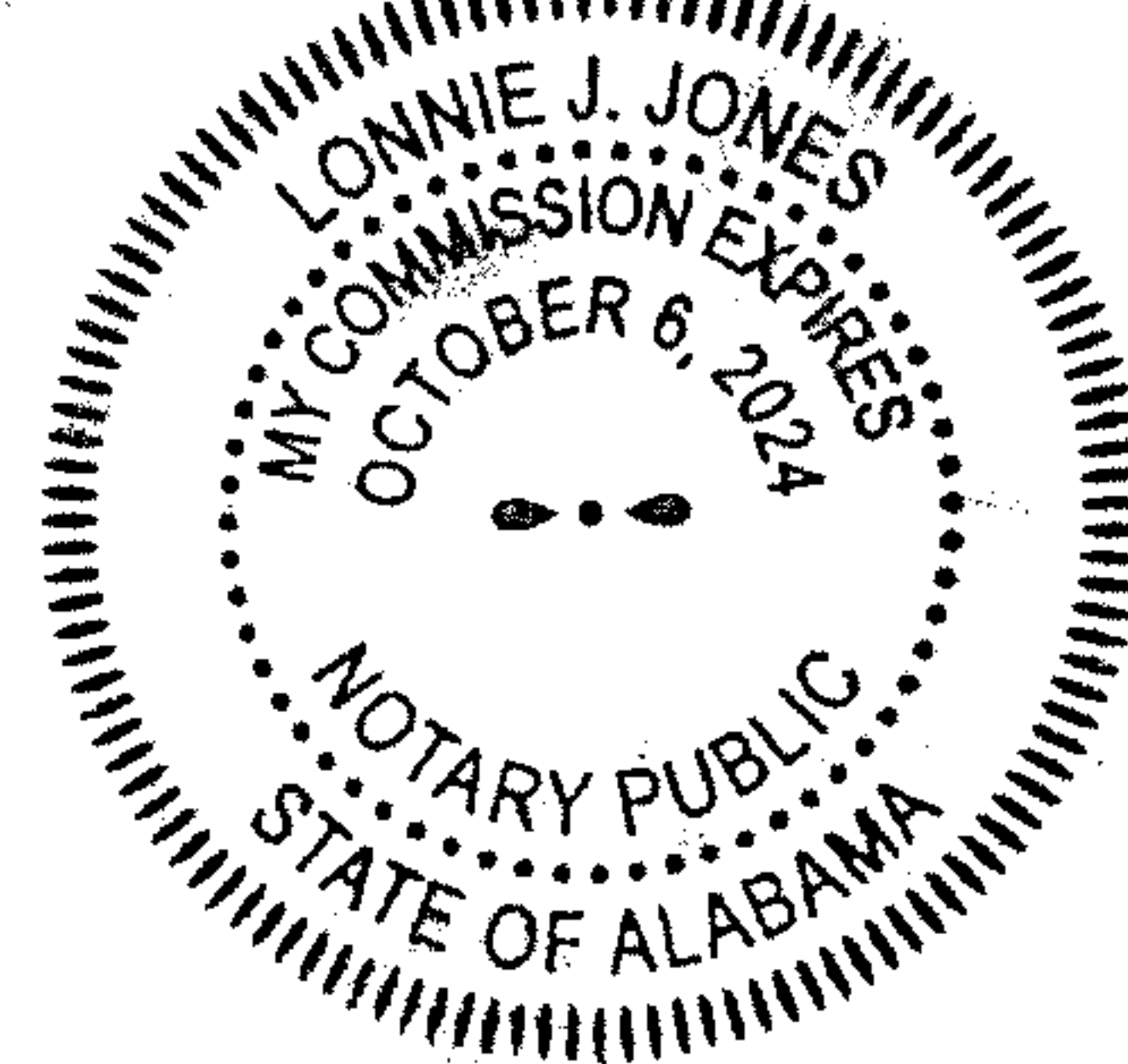
**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Christopher L. Jones**, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of October, 2023.



Lonnie J. Jones  
NOTARY PUBLIC  
Print Name: Lonnie J. Jones  
My Commission Expires: 10-06-2024





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

Grantor's Name Marion H. Owen Phillips  
 Mailing Address 5378 Harvest Ridge Lane  
Birmingham, AL 35242

Grantee's Name Marion H. Owen Phillips  
 Mailing Address 5378 Harvest Ridge Lane  
Birmingham, AL 35242

Property Address 5378 Harvest Ridge Lane  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/31/2023 08:26:09 AM  
 \$340.00 JOANN  
 20231031000319100

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 298,000.00

The purchase price or actual value claim Allen S. Byrd 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 Tax Assessor

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 10.30.23

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**