

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Terry Phillips & Shirley Phillips  
114 Nearest Lane  
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Connie G. Channin, married and Ronnie W. Gillen married (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Terry Phillips and wife, Shirley Phillips, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**See Attached Exhibit "A" for Legal description.**

Subject to 2024 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of grantor or spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

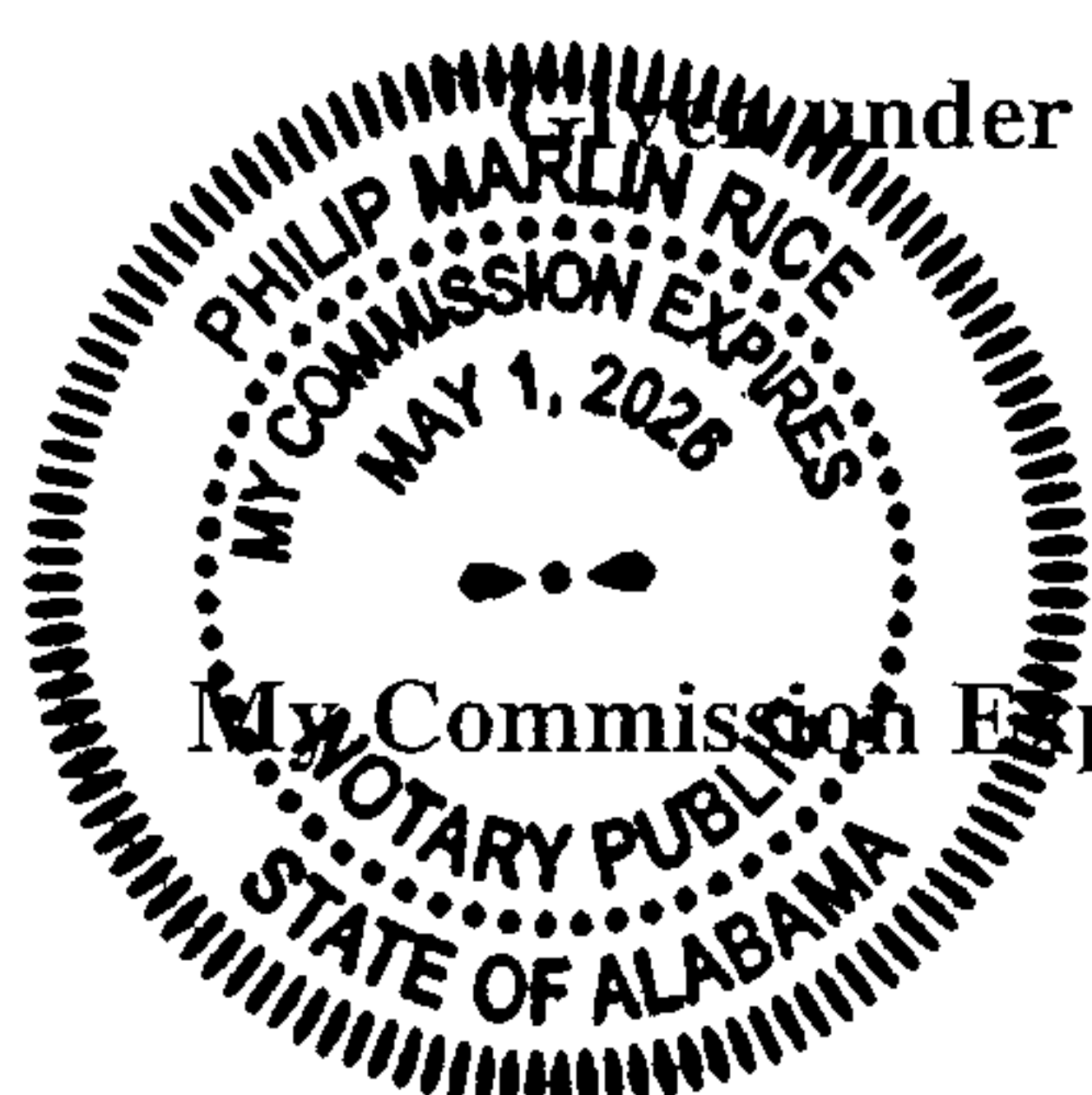
October **IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27 day of \_\_\_\_\_, 2023.

Connie G. Channin  
Connie G. Channin

Ronnie W. Gillen  
Ronnie W. Gillen

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Connie G. Channin and Ronnie W. Gillen**, who are 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 they executed the same voluntarily on the day the same bears date.



Under my hand and official seal this 27 day of October, 2023.

Philip Marlin Rice  
Notary Public

Shelby County, AL 11/02/2023  
State of Alabama  
Deed Tax: \$1.00



20231102000321690 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/02/2023 09:02:41 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NW Corner of Lot 1 of the Fox Family Subdivision, as recorded in Map Book 44, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence S80°38'40"W, a distance of 188.00'; thence N02°42'42"E, a distance of 384.71'; thence N29°34'18"W, a distance of 142.19'; thence N25°13'41"W, a distance of 10.37' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S80°11'50"W, a distance of 168.49'; thence N84°05'31"W, a distance of 125.30'; thence N29°29'09"W, a distance of 110.45' to the Southeasterly R.O.W. line of Topaz Road and the POINT OF ENDING OF SAID CENTERLINE.





20231102000321690 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/02/2023 09:02:41 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Connie G. Channin  
Ronnie W. Gillen  
Mailing Address 108 Hwy 313  
Columbiana, AL 35051

Grantee's Name Terry Phillips & Shirley Phillips  
Mailing Address 114 Nearest Lane  
Columbiana, AL 35051

Property Address Topaz Drive  
Columbiana, AL 35051

Date of Sale 10-19-2023  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 1,000.00

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  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☒ Other - Joint Survivorship Warranty Deed

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 10-19-2023

Print Terry Phillips

☐ Unattested

[Signature]  
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1