

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. ALR24-481967

Send Tax Notices to:
CHRISTOPHER PHILLIPS AND JAN A. PHILLIPS
AND TAYLOR PRESTON PHILLIPS
1042 ARROWHEAD TRAIL
ALABASTER, AL 35007

This Instrument Prepared By:
LYNN BYRD AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

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

STATE OF ALABAMA
COUNTY OF

}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Zero and 00/100 Dollars (\$0.00)**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **CHRISTOPHER PHILLIPS AND TAYLOR PRESTON PHILLIPS**, whose mailing address is 1042 ARROWHEAD TRAIL, ALABASTER, AL 35007, (herein referred to as grantors) do grant, bargain, sell and convey unto **CHRISTOPHER PHILLIPS AND JAN A. PHILLIPS, HUSBAND AND WIFE, AND TAYLOR PRESTON PHILLIPS, SINGLE**, whose mailing address is 1042 ARROWHEAD TRAIL, ALABASTER, AL 35007 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY, Alabama to-wit:

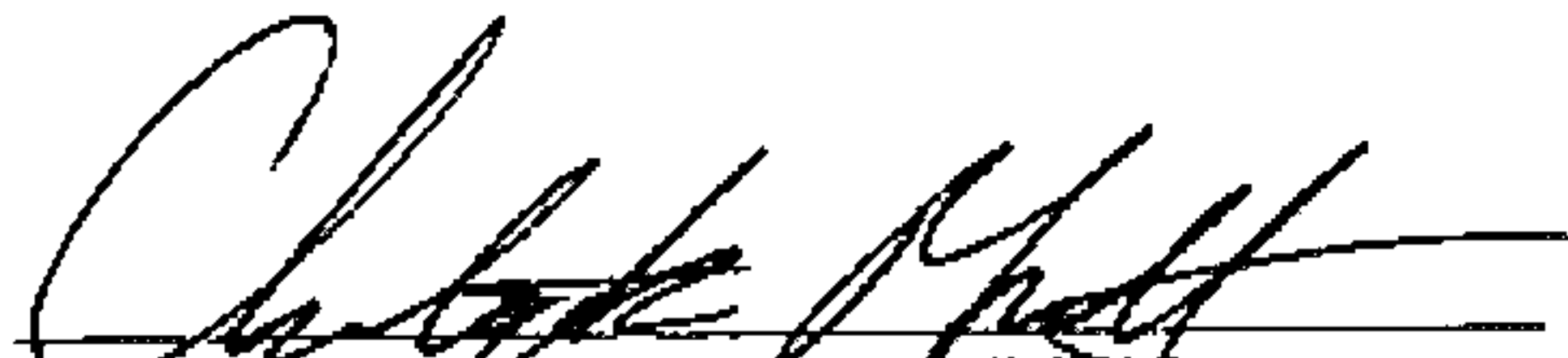
Lot 4, Block 1, according to the map of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama.

APN: 13 8 34 1 001 007.000
Property Address: 1042 ARROWHEAD TRAIL, ALABASTER, AL 35007

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 13 day of August 2024

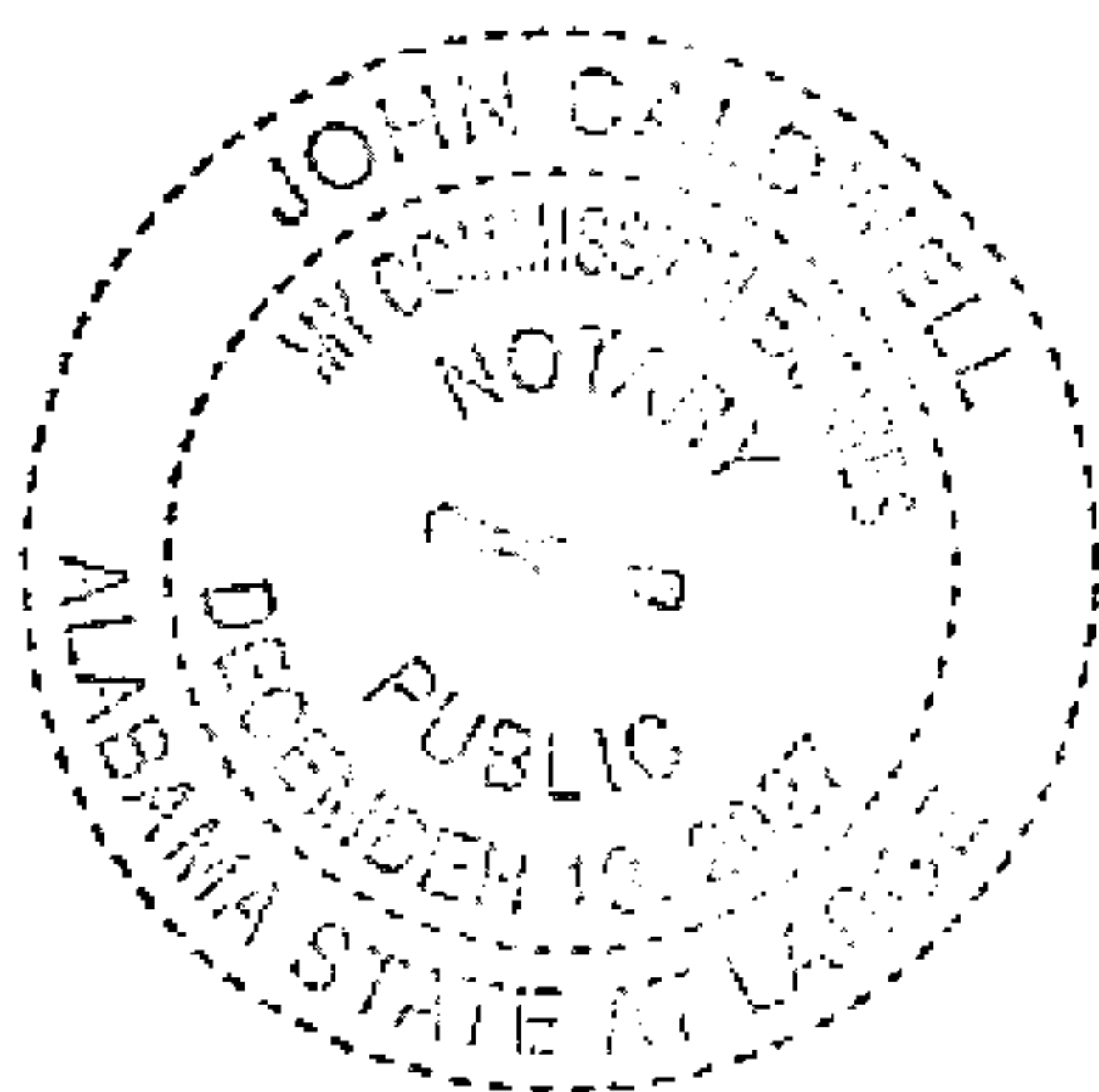

CHRISTOPHER PHILLIPS


TAYLOR PRESTON PHILLIPS

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that
CHRISTOPHER PHILLIPS AND TAYLOR PRESTON PHILLIPS, 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 this 13 day of

August 2024




Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/22/2024 10:56:01 AM
 \$290.00 JOANN
 20240822000262710

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Christopher Phillips and Taylor Preston Phillips
 Mailing Address 1042 Arrowhead Trail, Alabaster, AL 35007

Grantee's Name Christopher Phillips and Jan A. Phillips and Taylor Preston Phillips
 Mailing Address 1042 Arrowhead Trail, Alabaster, AL 35007

Property Address 1042 Arrowhead Trail, Alabaster, AL 35007

Date of Sale 8/13/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 260,560

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

☐ Appraisal

☐ Sales Contract

☒ Other

☐ Tax Assessors Card

☐ 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 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 8/20/2024

Print Katerina Rodriguez

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1