

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Robert and Marion Phillips
Management Trust
5378 Harvest Ridge Lane
Birmingham, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **LEONARD A. SMITH, JR., an unmarried person** (herein referred to as Grantor) grant, bargain, sell and convey unto **MARION H. PHILLIPS and ROBERT L. PHILLIPS III as Trustees of the Robert and Marion Phillips Management Trust dated February 13, 2025** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

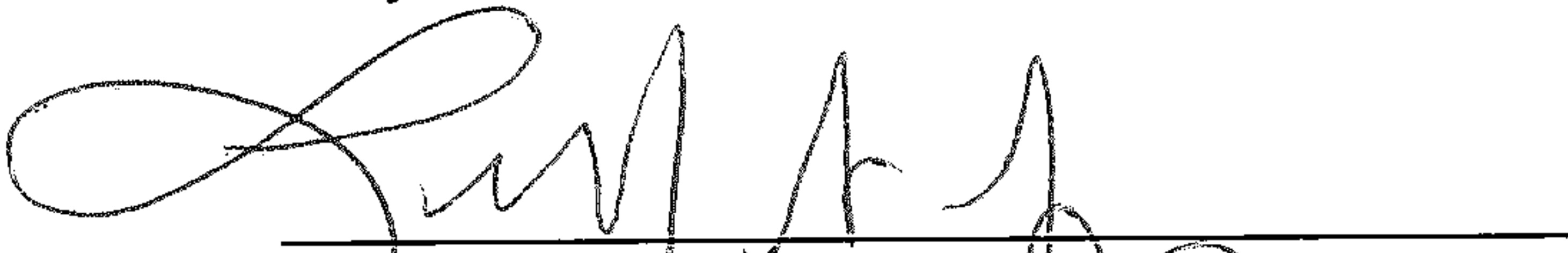
Lot 5, according to the Survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of February, 2025. Said deed to be effective February 13, 2025

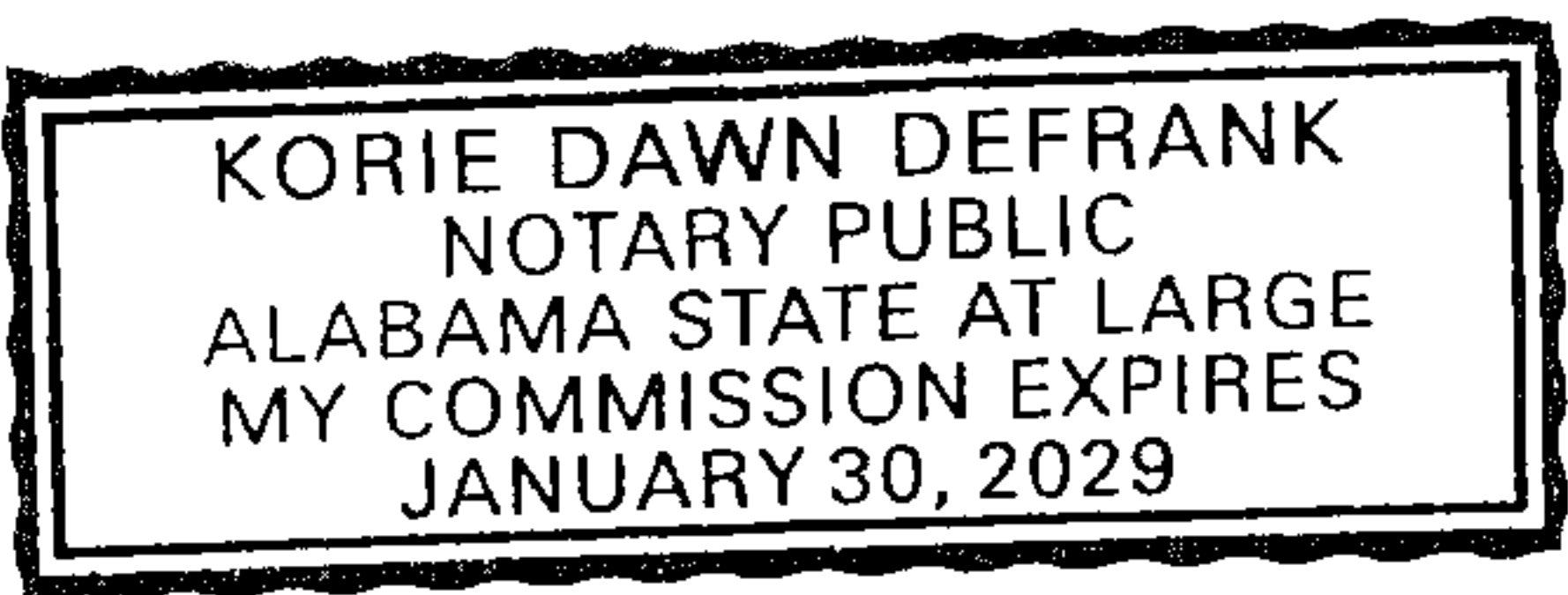

LEONARD A. SMITH, JR.

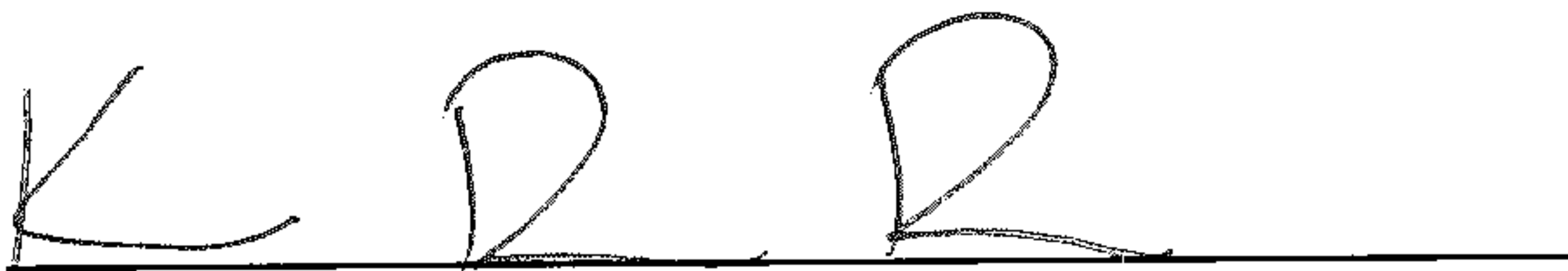
STATE OF ALABAMA

COUNTY OF SHELBY

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

Given under my hand and official seal this 12th day of February, 2025.




Notary Public
My Commission Expires: 01/30/2029

Real Estate Sales Validation Form

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

Grantor's Name	LEONARD A. SMITH, JR.	Grantee's Name	Robert and Marion Phillips
Mailing Address	825 Burning Tree Trail, Alabaster, AL 35007	Mailing Address	Management Trust 5378 Harvest Ridge Lane Birmingham, AL 35242
Property Address	125 Ashton Woods Drive, Chelsea, AL 35043	Date of Sale	February 13, 2025
		Total Purchase Price \$	365,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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
☒ 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 February 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 February result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	February 13, 2025	Print	B. CHRISTOPHER BATTLES
☐ Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2025 12:14:17 PM
\$391.00 JOANN
20250306000067390

Allen S. Bayl