



20250319000081310 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
03/19/2025 10:46:53 AM FILED/CERT

This Instrument Prepared By:  
Lynn Campisi, Esq.  
CAMPISI LAW, P.C.  
3016 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:  
Michael G. Phipps  
126 1st Avenue W.  
Helena, AL 35080

## DEED OF DISTRIBUTION

STATE OF ALABAMA )  
COUNTY OF SHELBY )

THIS DEED is made and entered into the 23<sup>rd</sup> day of February, 2025, by **Michael George Phipps**, as **Personal Representative for the Estate of Helen Boackle Phipps**, ("Grantor"), and **Michael George Phipps**, an unmarried man, **Joseph Anthony Phipps**, a married man, and **Paul Andrew Phipps**, a married man, as tenants in common (herein referred to as "Grantees").

### RECITALS:

1. **Helen Boackle Phipps** (herein referred to as "Decedent"), died testate on the 15<sup>th</sup> day of June 2025. Her Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama on August 2, 2024, under Case Number PR-2024-000878 by said Court. Said Court issued Letters Testamentary to **Michael George Phipps** on August 2, 2024, authorizing **Michael George Phipps** to act on behalf of the Estate of the Decedent.

2. Decedent was the joint owner, with right of survivorship, of the property being conveyed herein, as evidenced by that certain Warranty Deed dated November 4, 1999, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 8, 1999, under Instrument #1999-45861. The other owner, as identified on that certain deed, **George Anthony Phipps** died on or about September 25, 2010.

3. Grantor has determined that said real property described herein and made the subject of this conveyance shall be distributed to Grantees according to the terms of the Decedent's Last Will and Testament.

**NOW, THEREFORE**, in consideration of the premises, Grantor does hereby grant, bargain, sell and convey unto the Grantees, as tenants in common, all right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described more particularly as follows:

**Lot 21, according to the survey of Dearing Downs – Third Addition, as recorded in Map Book 8 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**That part of Lot 22 of Dearing Downs – Third Addition as recorded in Map Book 8 page 15 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the most Westerly corner of said Lot 22, said point also being the most Westerly corner of said Lot 21; thence in an Easterly direction, along the most Southerly line of said Lot 22, said line also being the most Northerly line of said Lot 21, a distance**



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of 224.84 feet to the Southeast corner of said Lot 22, said point also being the Northeast corner of said Lot 21, said point also being on a curve to the right, said curve having a radius of 454.11 feet and a central angle of 1 deg. 46 min. 06 sec. said curve also being the Westerly right of way line of Dearing Downs Circle; thence 90 deg. left to tangent of said curve; thence along arc of said curve, in a Northerly direction along said right of way line being the East line of said Lot 22, a distance of 14.01 feet to end of said curve; thence 95 deg. 19 min. 51 sec. left, measured from tangent of said curve in a Westerly direction, a distance of 225.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Existing easements and restrictions of record, any set-back lines, rights-of-way, limitations, if any, of record.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by public records.  
Mineral and mining rights excepted.

Encroachments, overlaps, boundary line disputes or other matters that would be disclosed by an accurate survey and inspection of the premises.

Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or assessments that are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.

Taxes for the current year and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

**THE PREPARER OF THIS DEED HAS NOT EXAMINED TITLE TO THE PROPERTY HEREIN CONVEYED. NO TITLE OPINION IS GIVEN.**

TO HAVE AND TO HOLD to the said Grantees and to their respective successors and assigns forever.

This instrument is executed by Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of Grantor in his individual capacity, and Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.





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IN WITNESS WHEREOF, Grantor has executed this conveyance by setting his signature hereto this the 23<sup>rd</sup> day of February, 2025.

**Estate of Helen Boackle Phipps**

**BY:**

**Michael George Phipps, Personal Representative**

**ACKNOWLEDGEMENT**

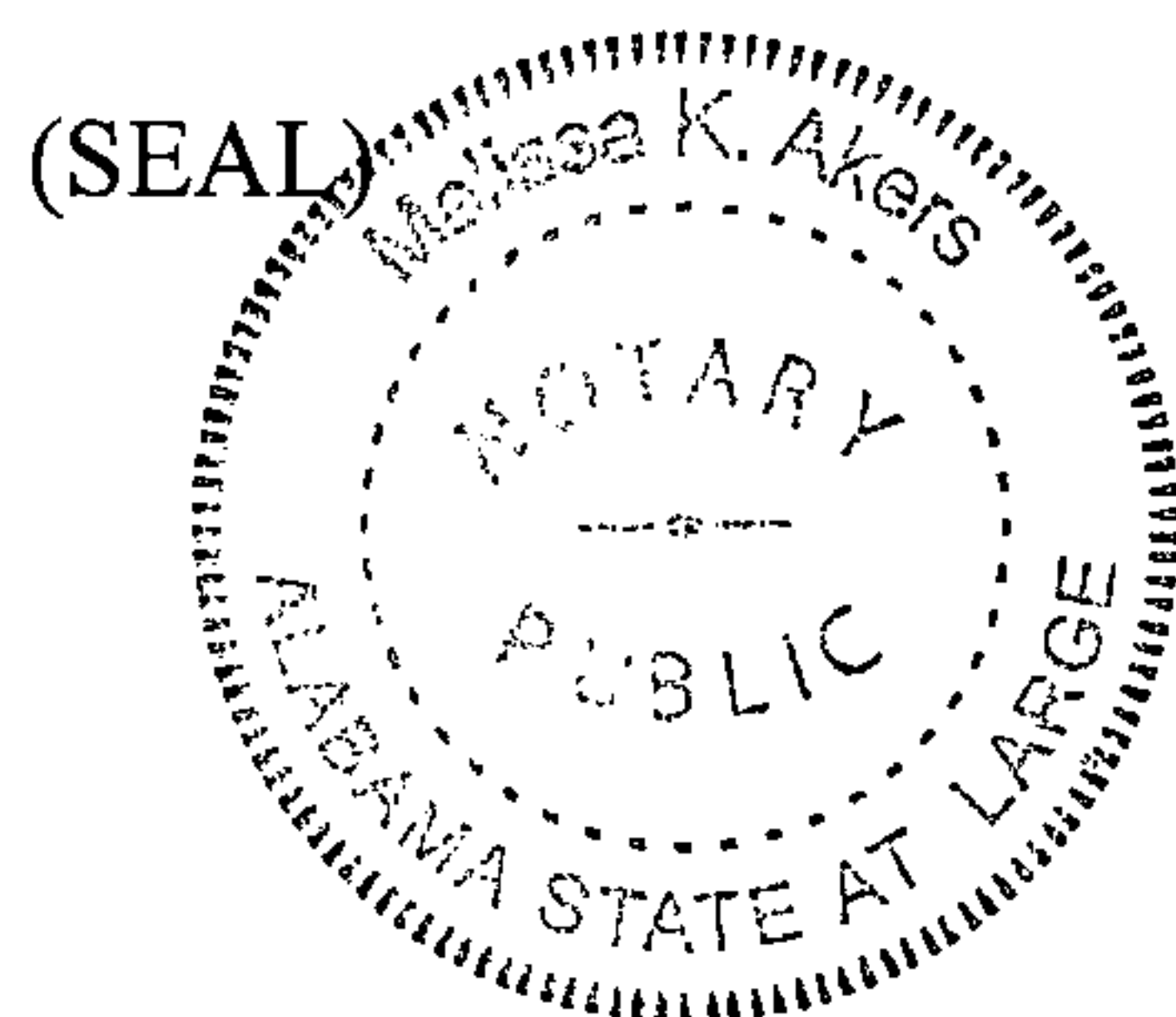
**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that **Michael George Phipps**, whose named as Personal Representative of the Estate of Helen Boackle Phipps, 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 said instrument, he, in said capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of February, 2025.

Notary Public:

My commission expires: 11/30/2025



# Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Michael George Phipps, PR  
Mailing Address 126 1st Ave. W  
Helena, AL 35080

Grantee's Name Michael George Phipps, Joseph  
Mailing Address Anthony Phipps, Paul Andrew Phipps  
126 1st Ave. West  
Helena, AL 35080

Property Address 1372 Dearing Downs Circle  
Helena, AL 35080

Date of Sale 2/23/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 261,200

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 2024 Assessor market value

☐ 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 2/23/2025

Print Lynn Campisi

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1