20250401000096510 04/01/2025 12:55:05 PM DEEDS 1/2

## REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address:

134 Cambridge Lane, Alabaster, AL 35007

Grantee(s) Address:

1372 Dearing Downs Circle, Helena, AL 35080

**Property Address:** 

1372 Dearing Downs Circle, Helena, AL 35080

Tax Assessed Value:

\$261,200.00

\*The Grantor herein, by his/her signature to this deed, certifies that the above information is true and correct\*

THE STATE OF ALABAMA

WARRANTY DEED

COUNTY OF TALLAPOOSA

FOR AND IN CONSIDERATION of Zero and no/100 Dollars (\$0.00), to the undersigned, Joseph Anthony Phipps (un-divided 1/3 interest) and Paul Andrew Phipps (un-divided 1/3 interest), both married men conveying property that is neither their homestead nor their residence, (hereinafter referred to as "Grantors"), in hand paid by Michael George Phipps, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, we hereby give, grant, bargain, sell and convey unto the said grantee, all of our right, title and interest in and to the following described property situated in Tallapoosa County, Alabama, to-wit:

Lot 21, according to the Survey of Dearing Downs – Third Addition, as recorded in Map Book 8 at Page 15 in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO: That part of Lot 22 of Dearing Downs – Third Addition as recorded in Map Book 8 at Page 15 in the Office of the Judge of Probate of 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 of 224.84 feet to the Southeast corner of said Lot 22, 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° 46′ 06″ said curve also being the Westerly ROW line of Dearing Downs Circle; thence 90° left to tangent of said curve; thence along arc of said curve, in a Northerly direction along said ROW line being the East line of said Lot 22, a distance of 14.01 feet to end of said curve; thence 95° 19′ 51″ 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 the following: 1) Covenants recorded in Miscellaneous Book 36 at Page 492; 2) Transmission Line to Alabama Power Company in Deed Book 155 at Page 107; 3) Easement to South Central Bell recorded in Deed Book 324 at Page 855; 4) Easement to Southern Natural Gas Corporation recorded in Deed Book 90 at Page 473; 5) ROW to Utility Board of the Town of Helena recorded in Deed Book 294 at Page 604, all in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: PR-2024-000878.

To have and to hold the aforesaid premises to said grantee, his heirs and assigns, to his use

and behoof, forever. We covenant with the said grantee, his heirs and assigns that we are lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that we have a good right to sell and convey the property to the said grantee, his heirs and assigns and we hereby warrant and covenant to defend title to the property to the said grantee, his heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we hereunto set our hands and seals on this the \_\_\_\_\_ day of March, 2025.

Joseph Anthony Phipps

Paul Andrew Phipps

THE STATE OF Madama )
COUNTY OF Swing )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Joseph Anthony Phipps and Paul Andrew Phipps, whose names are signed to the foregoing Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the same voluntarily on the day the same bears date.

Dated this 27 day of March, 2025.

**Notary Public** 

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My Commission Expires: 51714

T. Al ABAMASA

A H M

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 12:55:05 PM
\$286.50 PAYGE

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This Instrument was prepared by: Gregory D. Harrelson, Attorney at Law Lake Martin Closings 5958 Highway 49 South Dadeville, AL 36853