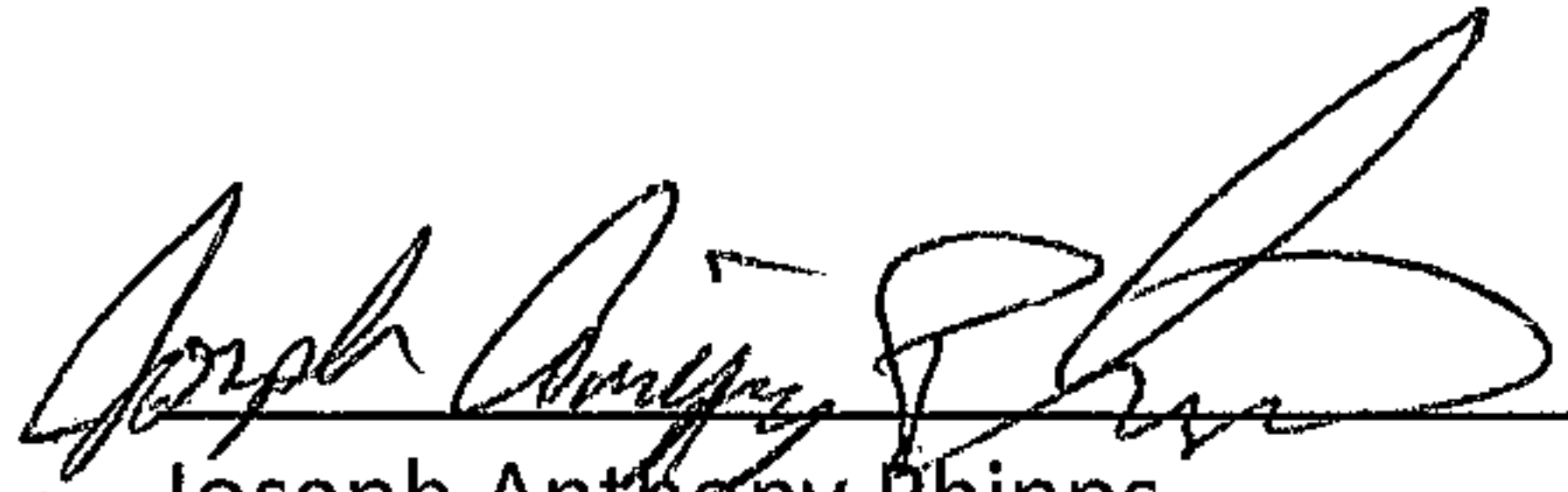


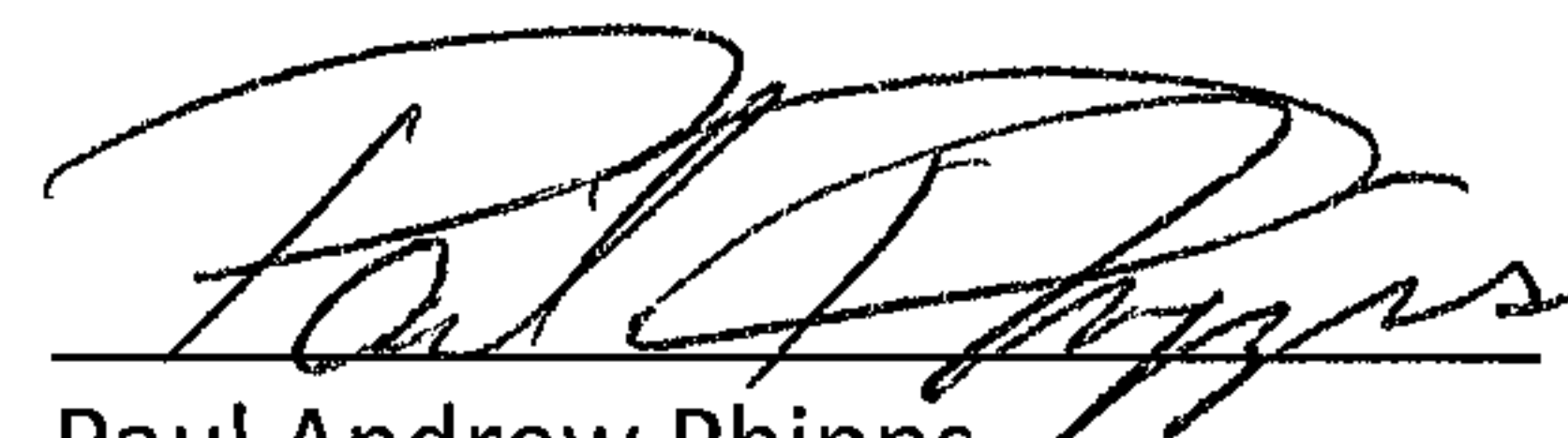
The Grantor herein, by his/her signature to this deed, certifies that the above information is true and correct

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 27 day of March, 2025.


Joseph Anthony Phipps


Paul Andrew Phipps

THE STATE OF Alabama)
COUNTY OF Shelby)

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
My Commission Expires: 5/17/25



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
20250401000096510

Allie S. Bayl

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