

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280716481

MAIL TAX STATEMENTS TO:
Michael Phillips
119 King Richards Way
Calera, AL 35040

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 283050003030000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 23 day of May, 2025, by and between **Michael Phillips A/K/A Michael E. Phillips, unmarried** and **Jennifer K. Bleiholder, unmarried**, who **acquired title as husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 119 King Richards Way, Calera, AL 35040, hereinafter referred to as Grantor(s) and **Michael Phillips, an unmarried man**, residing at 119 King Richards Way, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FORTY THOUSAND and 00/100 (\$40,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 119 King Richards Way, Calera, AL 35040

Prior instrument reference: Instrument No. 20040804000436500, Recorded: 08/04/2004

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 23 day of May, 2025.

Michael Phillips A/K/A Michael E. Phillips
Michael Phillips A/K/A Michael E. Phillips

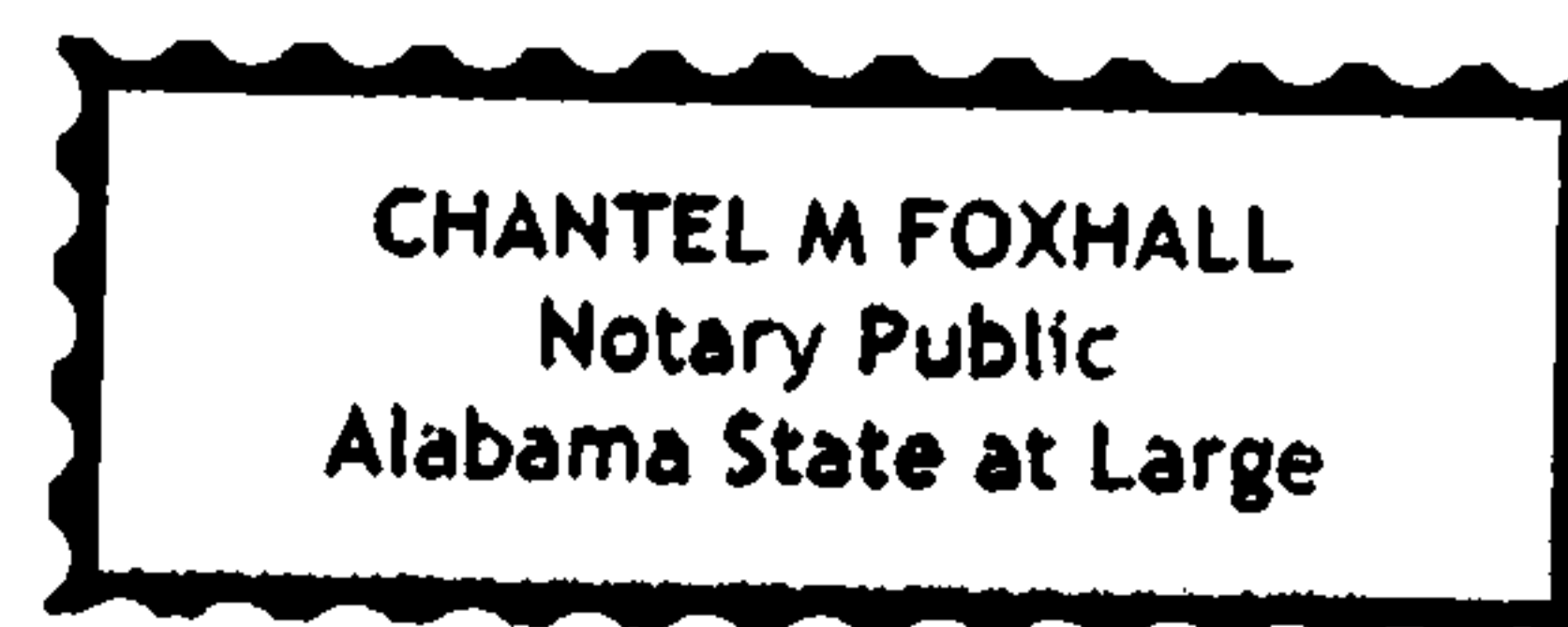
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Michael Phillips A/K/A Michael E. Phillips** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23 day of May 2025.

Chen
NOTARY PUBLIC

My commission expires: 1.5.2026



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 23 day of May, 2025.

Jennifer K. Bleiholder
Jennifer K. Bleiholder

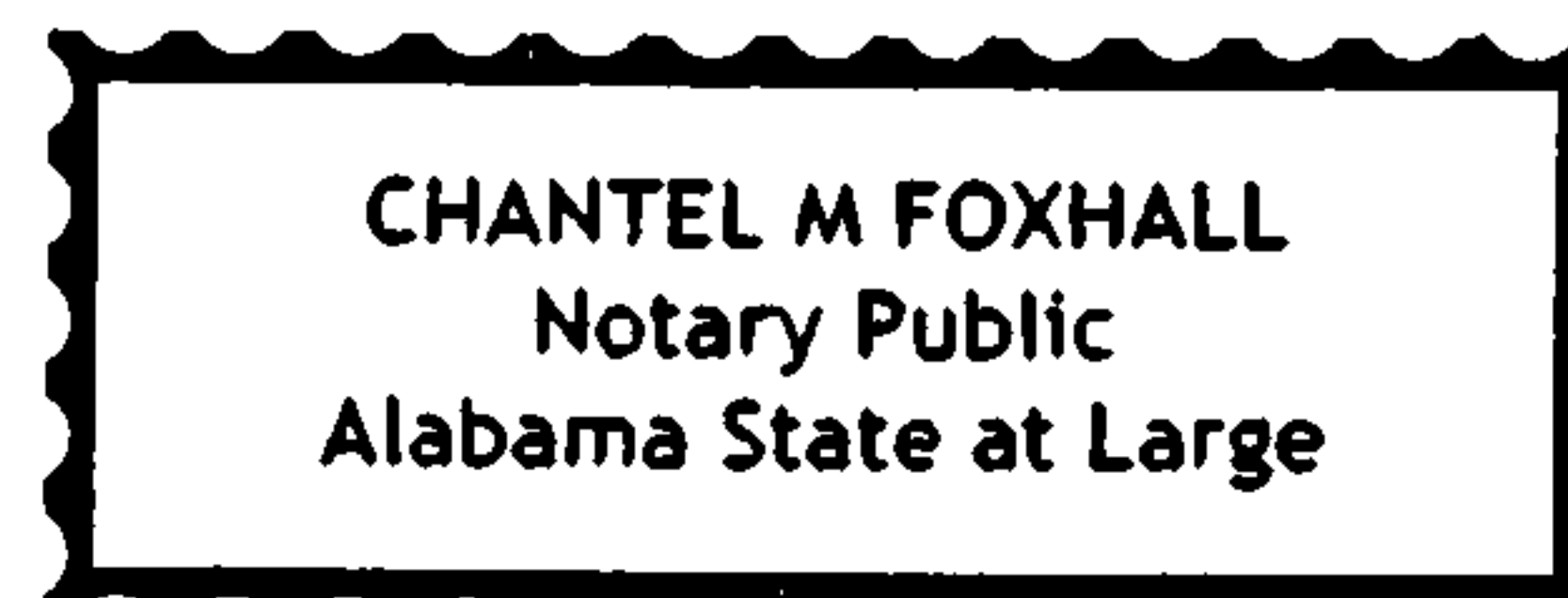
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Jennifer K. Bleiholder** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23 day of May, 2025.

Chen
NOTARY PUBLIC

My commission expires: 1.5.2028



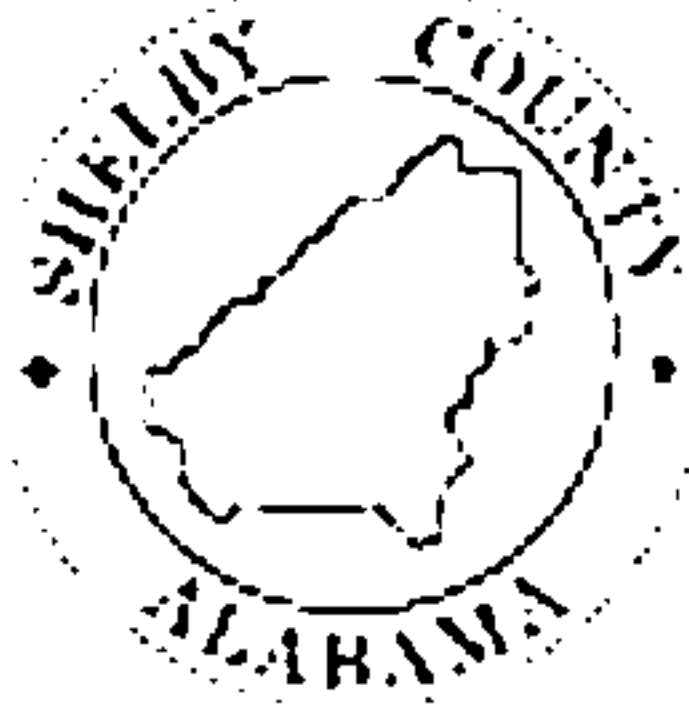
No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LOT 35, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM PHASE 1, AS RECORDED IN
MAP BOOK 28, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID No.: 283050003030000

Property commonly known as: 119 King Richards Way, Calera, AL 35040



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2025 08:24:34 AM
 \$36.00 KELSEY
 20250602000166080

Allen S. Byrd

Real Estate Sales Validation Form

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

Michael Phillips A/K/A Michael E. Phillips

Grantor's Name and Jennifer K. Bleiholder
 Mailing Address 119 King Richards Way
Calera, AL 35040

Grantee's Name Michael Phillips
 Mailing Address 119 King Richards Way
Calera, AL 35040

Property Address 119 King Richards Way
Calera, AL 35040

Date of Sale 05/23/2025
 Total Purchase Price \$ 40,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 5.23.2025

Print Michael E. Phillips

☐ Unattested

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)