

After Recording, Mail To:

William Mitchell Phillips and Sheryl Clark Phillips, as co-Trustees
1052 Regency Way
Birmingham, AL 35242

20250611000180060 1/2 \$722.00
Shelby Cnty Judge of Probate, AL
06/11/2025 03:33:06 PM FILED/CERT

This Document Prepared By:

JENNIFER S. TAYLOR
Attorney at Law
The Alabama Elder Care Law Firm
200 Office Park Drive
Ste 310
Mtn Brook, Alabama 35223
205-390-0101

Assessor's Parcel Number: 09 2 10 0 000 032.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

WILLIAM PHILLIPS and SHERYL PHILLIPS, husband and wife, the GRANTORS,

Whose mailing address is 1052 Regency Way, Birmingham, AL 35242;

hereby convey and quitclaim to

WILLIAM MITCHELL PHILLIPS and SHERYL CLARK PHILLIPS, as co-Trustees of THE WILLIAM AND SHERYL PHILLIPS LIVING TRUST, U/A dated June 11, 2025, the GRANTEE,

Whose mailing address is 1052 Regency Way, Birmingham, AL 35242;

All of THE FOLLOWING described real property situated in Shelby County, **Alabama**, to wit:

Lot 2910, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A , B, C and D, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111; amended by Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded in Instrument No. 20051229000667930 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Tax Assessed Value: \$695.900.00

Date of Sale:

COMMONLY known as: 1052 Regency Way, Birmingham, AL.

TO have and to hold to the said grantee and grantee's assigns forever.

Shelby County, AL 06/11/2025
State of Alabama
Deed Tax: \$696.00



The land described herein (You must make a selection):

X is homestead property of the said grantors

is **NOT** homestead property of the said grantors

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

~~IN WITNESS WHEREOF~~, ~~WITNESS~~ we have set our hands and seals this 11th day of June, 2025.

~~WILLIAM PHILLIPS~~

SHERYE PHILLIPS

STATE OF ALABAMA

)

) SS.

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM PHILLIPS and SHERYL PHILLIPS, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the June 11, 2025.

NOTARY PUBLIC

My commission expires: _____

JENNIFER S. TAYLOR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 24, 2026

