

SEND TAX NOTICE TO:

James E. Phillips  
1216 David Drive  
Pelham, Alabama 35124

THIS INSTRUMENT WAS  
PREPARED BY MORRISON  
HONEA, LLC  
P. O. BOX 278  
COLUMBIANA, ALABAMA 35051



20250925000294920 1/3 \$208.00  
Shelby Cnty Judge of Probate, AL  
09/25/2025 03:04:18 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, JAMES E. PHILLIPS, a widowed man (herein referred to as Grantor) do grant, bargain, sell and convey unto JAMES E. PHILLIPS and MICHAEL SHANE PHILLIPS, a married man (herein referred to as Grantees) as a joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, in Block 1, according to the Survey of Brookfield Subdivision, First Sector, as recorded in Map Book 5, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property remains the homestead of the Grantor.

This instrument is prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, her heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have

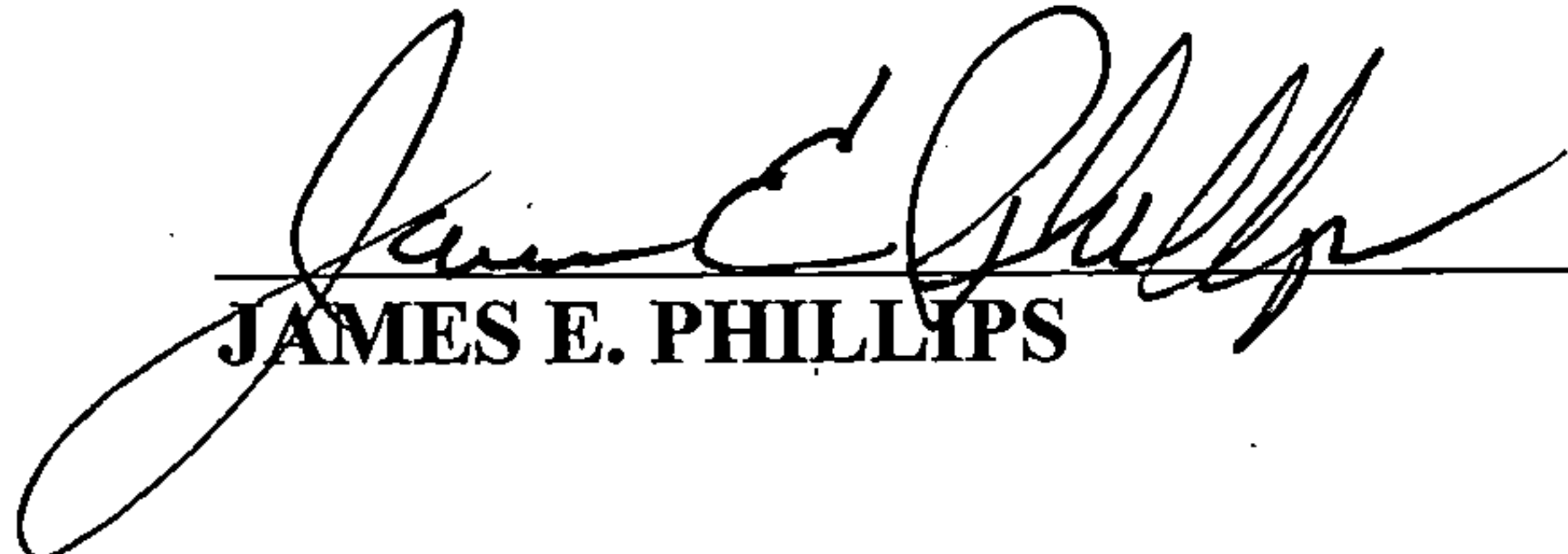
Shelby County, AL 09/25/2025  
State of Alabama  
Deed Tax: \$180.00



20250925000294920 2/3 \$208.00  
Shelby Cnty Judge of Probate, AL  
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a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals,  
this 25<sup>th</sup> day of September, 2025.

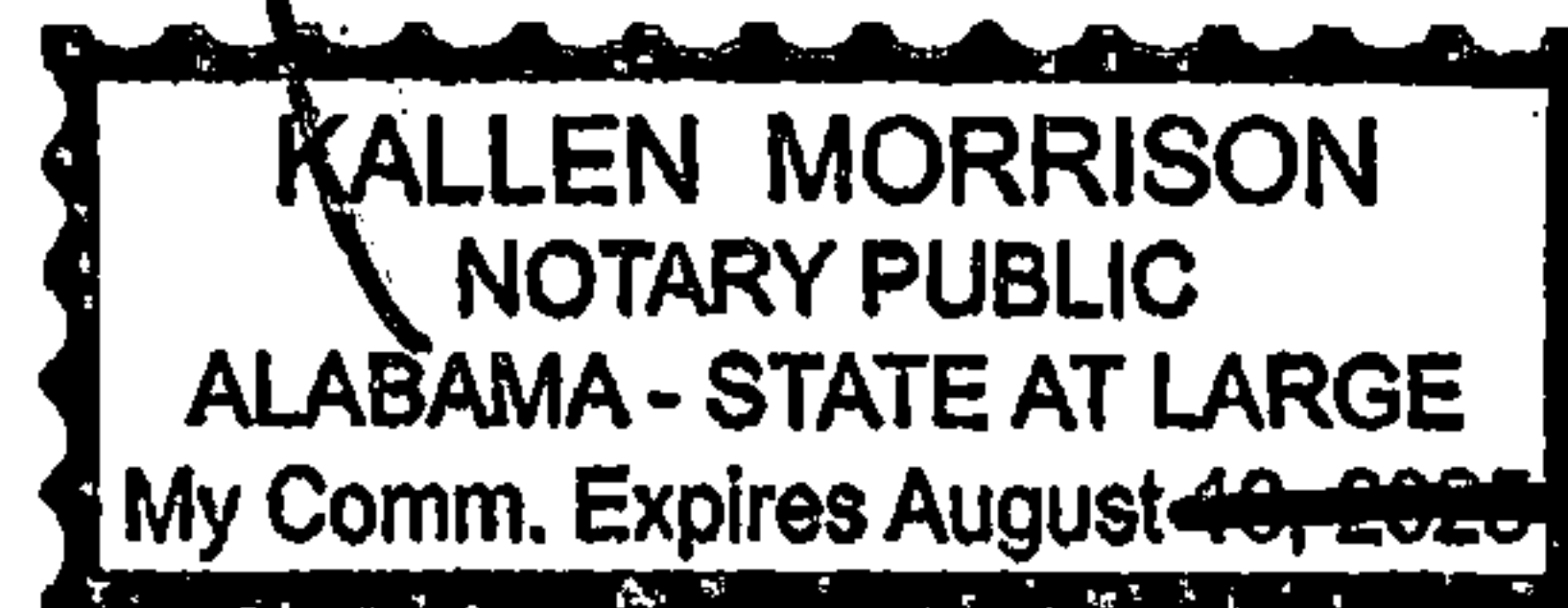
 (SEAL)  
JAMES E. PHILLIPS

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES E. PHILLIPS whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of Sept., 2025.

 (SEAL)  
Notary Public



19, 2029



# Real Estate Sales Validation Form

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

Grantor's Name James E. Phillips  
Mailing Address 1216 David Drive  
Pelham, AL 35124

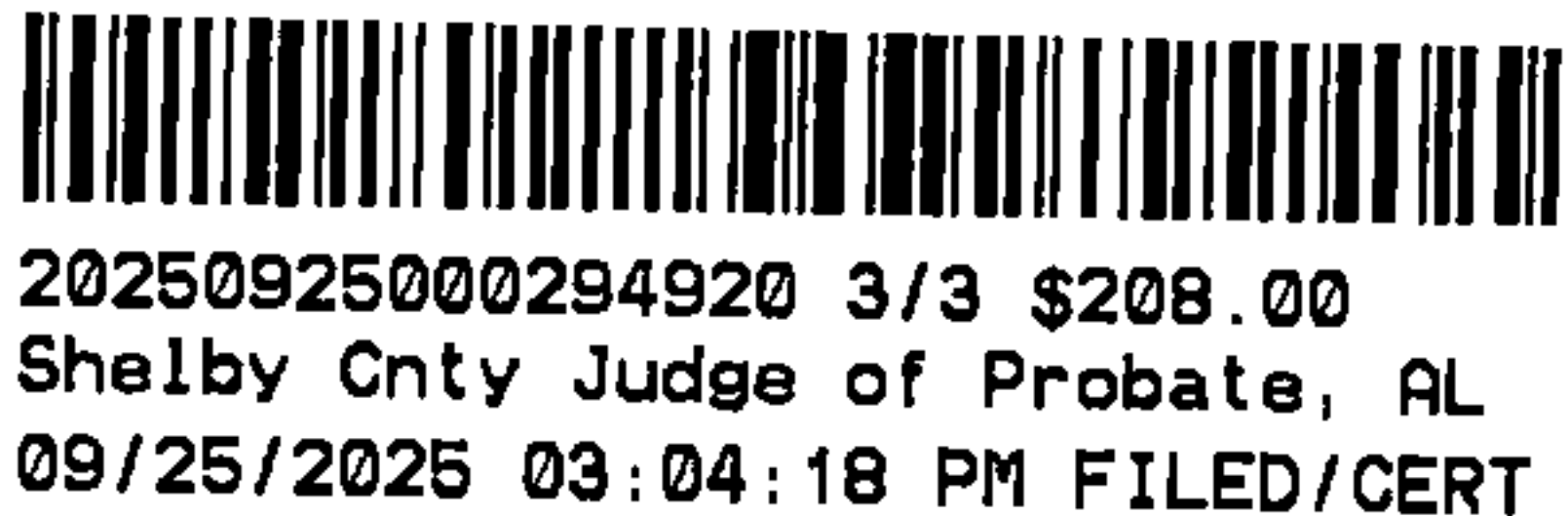
Grantee's Name James E. Phillips  
Michael Shane Phillips  
Mailing Address 1216 David Drive  
Pelham, AL 35124

Property Address 1216 David Drive  
Pelham, AL 35124

Date of Sale             
Total Purchase Price \$           

or  
Actual Value \$           

or  
Assessor's Market Value \$ 180,000.00



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 Tax Assessor Notice

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 9/25/25  
Unattested

(verified by)

Print James E. Phillips  
Sign James E. Phillips  
(Grantor/Grantee/Owner/Agent) circle one