

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
Kaitlin West  
Patrick Joseph West  
5378 Harvest Ridge Lane  
Birmingham, AL 35242

**STATE OF ALABAMA**

**GENERAL WARRANTY DEED**

**COUNTY OF JEFFERSON**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Marion H. Owen Phillips, and spouse, Robert L. Phillips III** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kaitlin West and Patrick Joseph West** (hereinafter referred to as GRANTEES), ), as tenants in common, and to their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

**Lot 9, according to the Survey of Meadow Brook 14th Sector, as recorded in Map Book 9, Page 82, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Marion H. Owen Phillips is one and the same as Marion H. Owen, one of the grantee's in deed recorded in Book 253, page 590.

**Property Address: 5378 Harvest Ridge Lane Birmingham, AL, 35242**

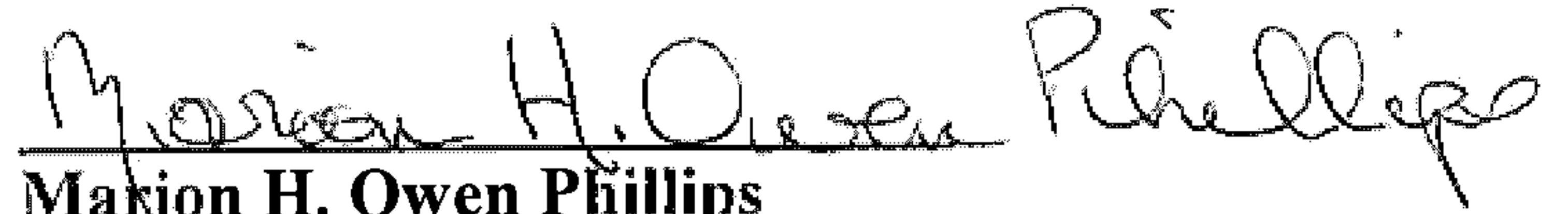
**\$290,000.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **September 26, 2025.**

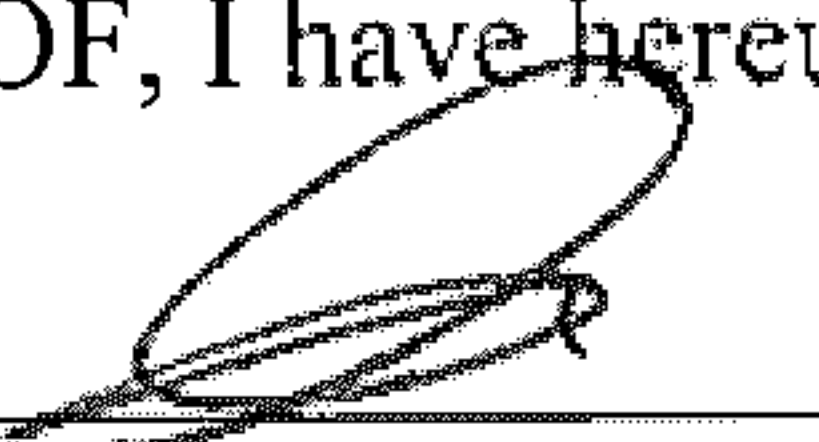
  
**Marion H. Owen Phillips**

  
**Robert L. Phillips III**

STATE OF ALABAMA    )  
                                 :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Marion H. Owen Phillips and Robert L. Phillips III**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **September 26, 2025.**

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires February 21, 2028



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Marion H. Owen Phillips and Robert L. Phillips,  
 Mailing Address 125 Ashton Woods Dr  
Chelsea, AL 35043

Grantee's Name Kaitlin West and Patrick Joseph West  
 Mailing Address 5378 Harvest Ridge Lane  
Birmingham, AL 35242

Property Address 5378 Harvest Ridge Lane  
Birmingham, AL 35242

Date of Sale September 26, 2025  
 Total Purchase Price \$390,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other \_\_\_\_\_

☒ Closing Statement

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 September 26,

Print Alan C. Keith

☐ Unattested

Sign

Alan C Keith JKH  
 (Grantor/Grantee/Owner Agent circle one)

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/30/2025 11:01:22 AM  
 \$128.00 KELSEY  
 20250930000298680

**Form RT-1**

*Alan S. Bevil*