

**SEND TAX NOTICE TO:**

Mehrl Stephen Phebus and Debra Charlene Phebus,  
Trustees or their successors in interest, of the Phebus  
Family Revocable Trust dated August 19, 2025

293 Sweet Pine Trail

Ponte Vedra Beach, FL 32081

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Edward Walker Neill and Taylor Kanoelani Neill, husband and wife**, whose address is 230 Hawthorn Street Birmingham AL. 35242 (hereinafter "Grantor", whether one or more), by **Mehrl Stephen Phebus and Debra Charlene Phebus, Trustees or their successors in interest, of the Phebus Family Revocable Trust dated August 19, 2025**, whose address is 293 Sweet Pine Trail, Ponte Vedra Beach, FL 32081 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Mehrl Stephen Phebus and Debra Charlene Phebus, Trustees or their successors in interest, of the Phebus Family Revocable Trust dated August 19, 2025**, the following described real estate situated in Shelby County, Alabama, the address of which is **577 The Heights Lane, Calera, AL 35040 to-wit:**

**Lot 152, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of December, 2025.

*Edward Walker Neill*  
Edward Walker Neill

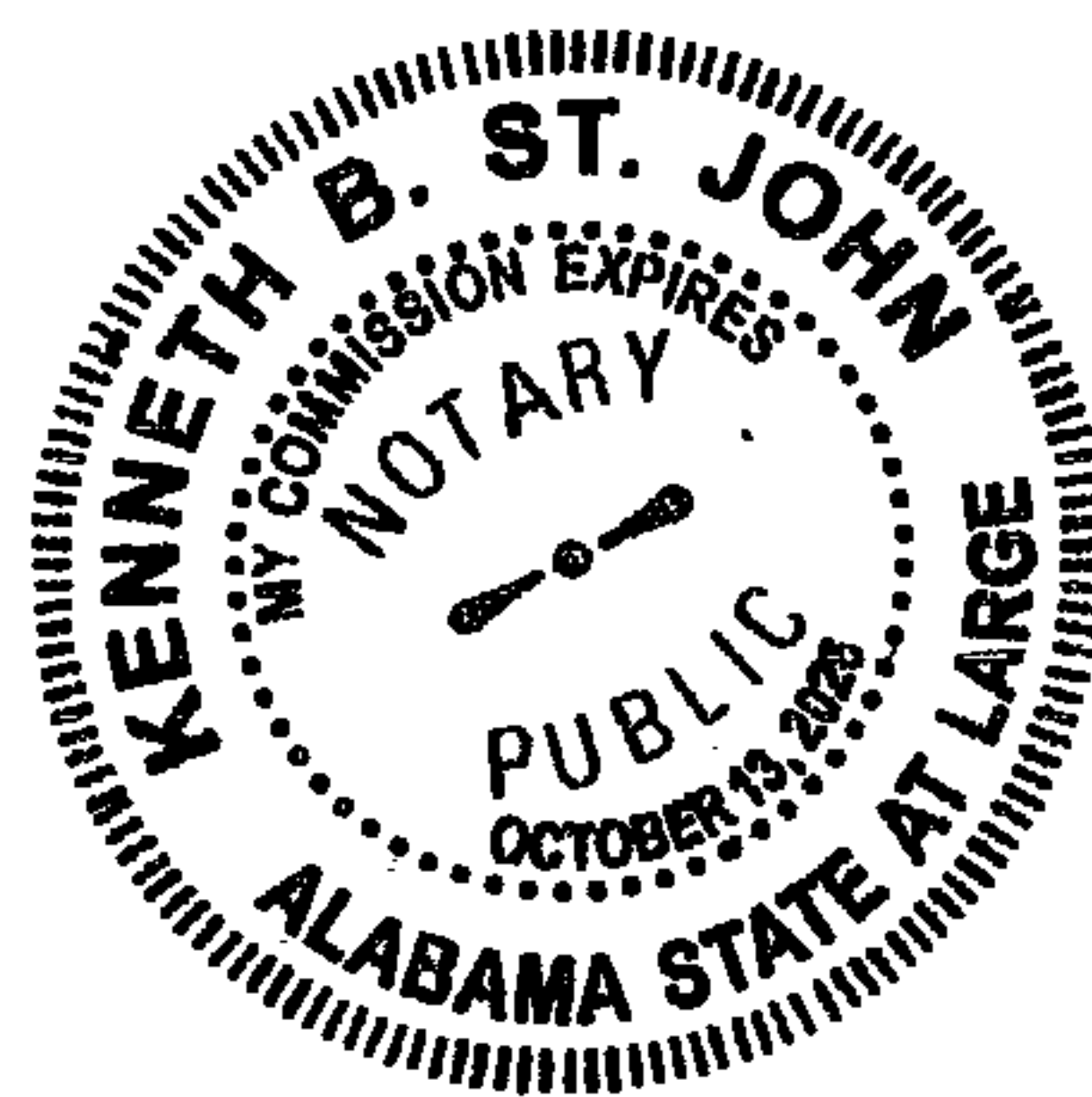
*Taylor Kanoelani Neill*  
Taylor Kanoelani Neill

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Edward Walker Neill and Taylor Kanoelani Neill 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.

*Kenneth B. St. John*  
Notary Public : *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2025 03:35:28 PM  
\$250.00 KELSEY  
20251201000367140

*Allie S. Bayl*