

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Forty Nine Thousand Five Hundred and No/100ths Dollars (\$249,500.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JEFFREY H. BURKHARDT AND ELIZABETH C. BURKHARDT, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **PHILLIP J. WHITE AND SUSAN L. WHITE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of First Sector, Skyline Estates, as recorded in Map Book 9, page 71, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Indian Springs, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 40 feet reserved from Skyline Drive and 40 feet from Indian Crest Drive, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 10 feet on the southeasterly side.**
3. **Restrictions, covenants, and conditions as set out in Deed Book 26, page 778, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 208, page 704, in Probate Office.**

\$ 224,550.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 1st day of August, 2013.



WITNESS

Jeffrey H. Burkhardt by Steve Chambers
& as Attorney in Fact {L.S.}
Jeffrey H. Burkhardt By Steve Chambers as
Attorney in Fact



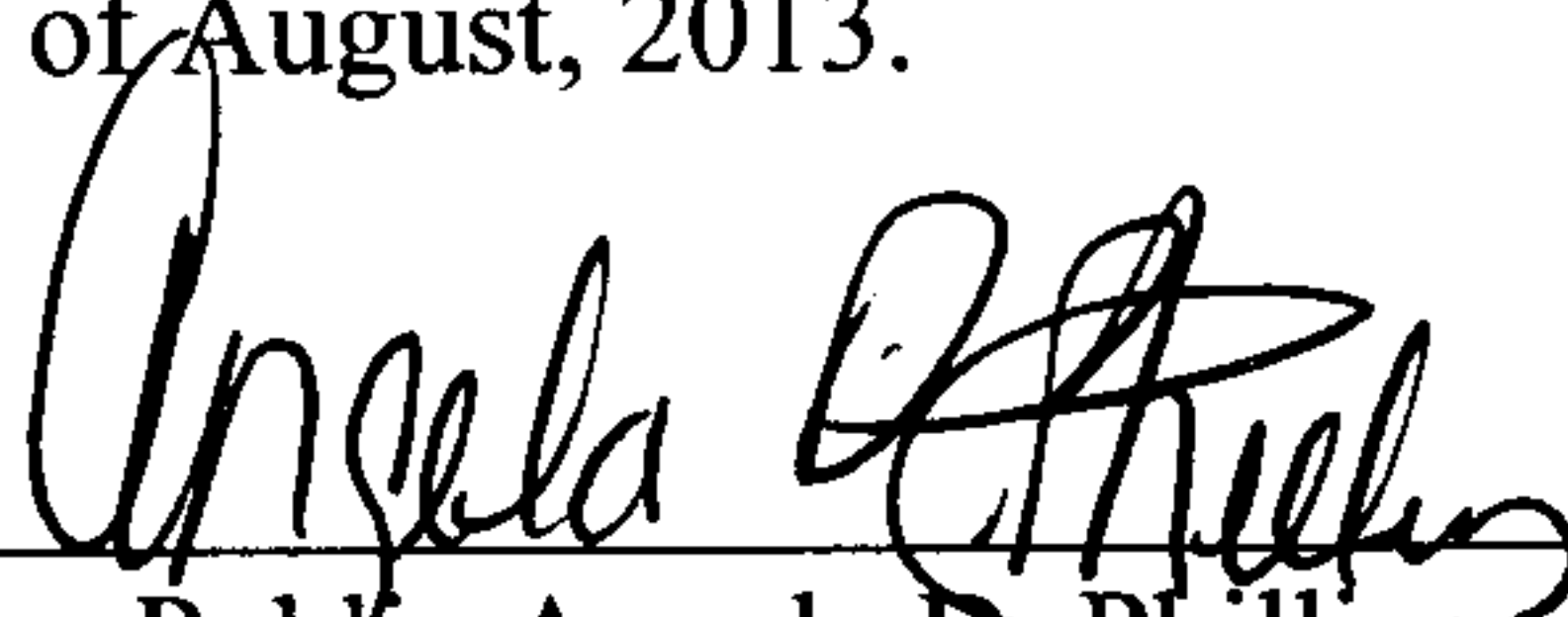
WITNESS

Elizabeth C. Burkhardt by Steve Chambers
& as Attorney in Fact {L.S.}
Elizabeth C. Burkhardt By Steve Chambers
as Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE CHAMBERS, whose name as Attorney in fact for JEFFREY H. BURKHARDT AND ELIZABETH C. BURKHARDT is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for JEFFREY H. BURKHARDT AND ELIZABETH C. BURKHARDT on the day the same bears date.

Given under my hand and seal this 1st day of August, 2013.



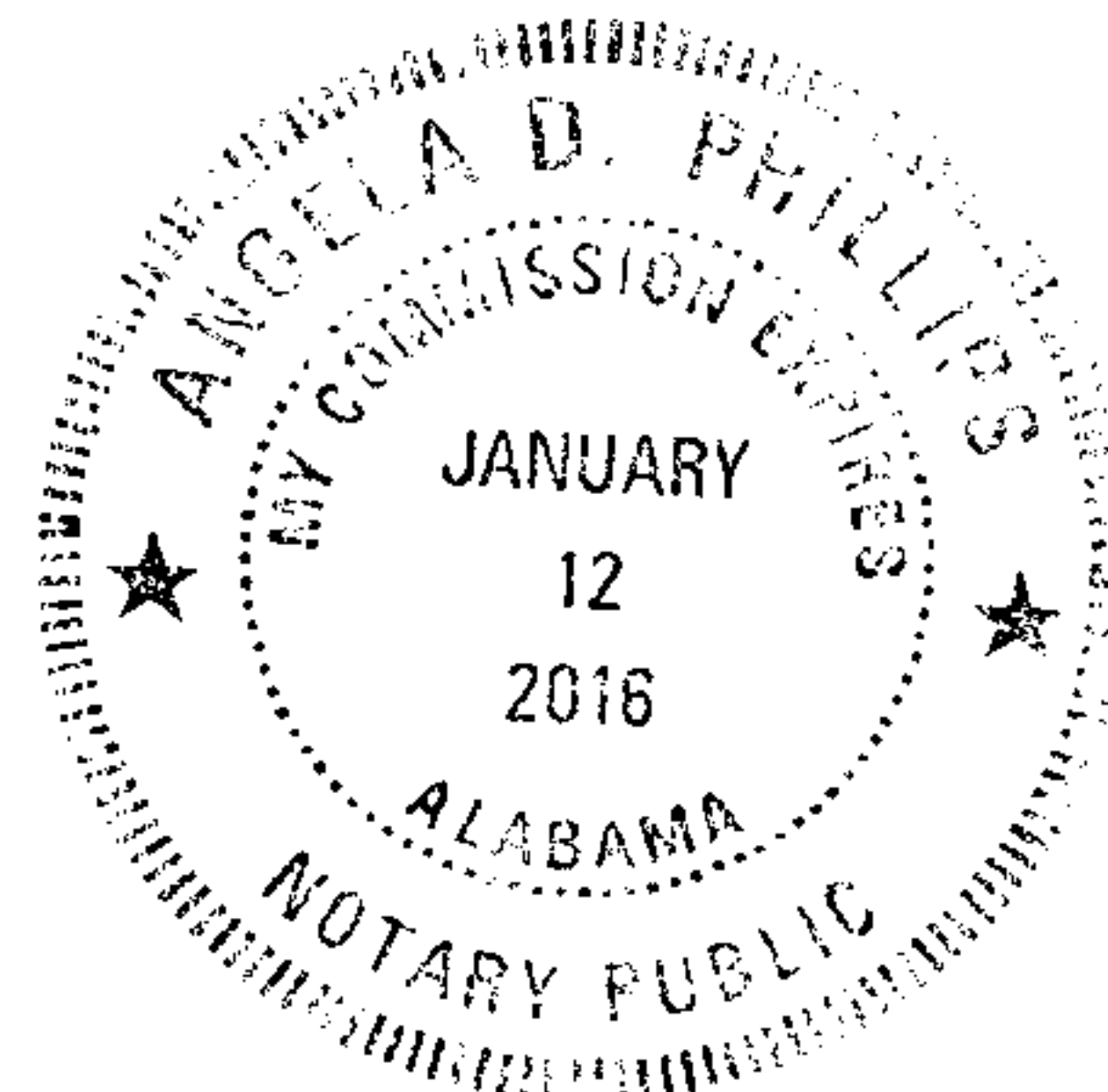
Notary Public Angela D. Phillips
My commission expires 01/12/2016


GRANTEES' MAILING ADDRESS:

Phillip J. White
107 Skyline Drive
Indian Springs, AL 35124

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-05-3114




20130814000331840 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
08/14/2013 02:09:17 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey H. Burkhardt and Elizabeth C. Burkhardt
Mailing Address 5430 County Rd 7540
Lubbock TX 79404

Grantor's Name Phillip J. White and Susan L. White
Mailing Address 107 Skyline Drive
Indian Springs, AL 35124

Property Address 107 Skyline Drive
Indian Springs, AL 35124

Date of Sale 08/01/2013

Total Purchase Price \$249,500.00

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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

XX 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 8/2/13

Print: Phillip J. White

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20130814000331840 3/3 \$45.00
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