

This Instrument Was Prepared By:

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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Della Burns
Post Office Box 243
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Della Burns, a unmarried woman, as sole heir at law of R. B. Burns having died on or about 1996 and his wife Josephine Burns having died on or about the 2001**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Della Burns** hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

See Exhibit A

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

Subject to all items of record.

NOTE: This property is not homestead for grantor. See attached Affidavits in Support of heirship. (Exhibit B and C)

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17 day of May, 2017.

GRANTORS

Della Burns (L.S.)
**Della Burns sole heir at law of
R.B. Burns and Josephine Burns**

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Della Burns, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17 day of May, 2017.

Angela Tubbs
Notary Public
MCE 8/22/20



20170628000230430 1/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/28/2017 09:59:57 AM FILED/CERT

Exhibit "A"

Lot No. 11 in Block F of the Reyholds Addition to South Montevallo, Alabama, described as follows: Beginning 200 feet at a point in a southerly direction from the southeast corner of the intersection of White and Samford Streets on the eastern boundary of Samford Street; thence in an easterly direction perpendicular to said Samford Street 140 feet; thence in a southerly direction parallel to Samford Street 50 feet; thence in a westerly direction perpendicular to Samford Street 140 feet; thence in a northerly direction along the eastern boundary of Samford Street 50 feet to the point of beginning, and being the same property described in Deed Book 180 page 449, Office of Judge of Probate, Shelby County, Alabama.



20170628000230430 2/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/28/2017 09:59:57 AM FILED/CERT

AFFIDAVIT

My name is Patresia Lacey. I am over the age of nineteen (19) years of age and reside at 510 Hicke St. Apt. 21. Montevallo, Alabama 35115. I am familiar with both R.B. Burns and his wife Josephine Burns. I was close friends to both during the last 40 years of their lives. Based on my personal relationship, I can attest that:

R.B. Burns died on or about 1996 and he was survived by his wife Josephine Burns and two (2) children, namely Della Burns and Charlie Moore.

Charlie Moore died on or about the 2009. Charlie was never married and had no children. He was survived by his Mother Josephine Burns and sister Della Burns.

Josephine Burns died on or about 2001 and was survived by her daughter Della Burns.

Neither Mr./Mrs. Burns had any other children living or deceased at the time of his/her respective demise. I am uncertain as to whether either left a Last Will and Testament.

Patresia Lacey
signature

Sworn to and subscribed before me on this the 17 day of May, 2017.

Angela Tubbs
Notary Public
MCE: 8/22/20



20170628000230430 3/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/28/2017 09:59:57 AM FILED/CERT

Exhibit C

AFFIDAVIT

My name is Ethel Atchison. I am over the age of nineteen (19) years of age and reside at 227 Motley Ave Montevallo, Alabama 35115. I am familiar with both R.B. Burns and his wife Josephine Burns. I was close friends to both during the last 60 years of their lives. Based on my personal relationship, I can attest that:

R.B. Burns died on or about 1996 and he was survived by his wife Josephine Burns and two (2) children, namely Della Burns and Charlie Moore.

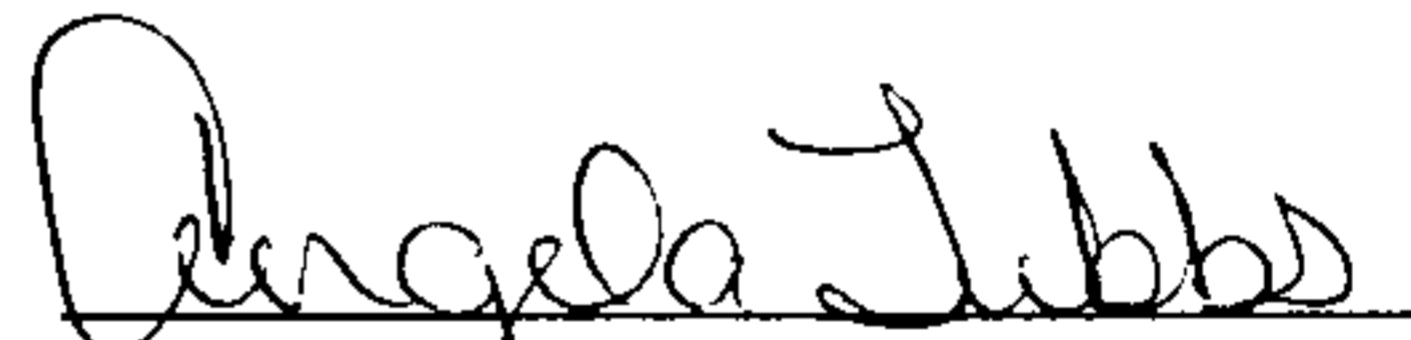
Charlie Moore died on or about the 2009. Charlie was never married and had no children. He was survived by his Mother Josephine Burns and sister Della Burns.


Josephine Burns died on or about 2001 and was survived by her daughter Della Burns.

Neither Mr./Mrs. Burns had any other children living or deceased at the time of his/her respective demise. I am uncertain as to whether either left a Last Will and Testament.


signature

Sworn to and subscribed before me on this the 18 day of May,
2017.


Notary Public
MCE: 8/22/20


20170628000230430 4/5 \$29.00
Shelby Cnty Judge of Probate, AL
06/28/2017 09:59:57 AM 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 Est. of RB + Josephine Burns
Mailing Address _____

Grantee's Name Della Burns
Mailing Address PO Box 243
Montevallo, AL 35115

Property Address Scunford St

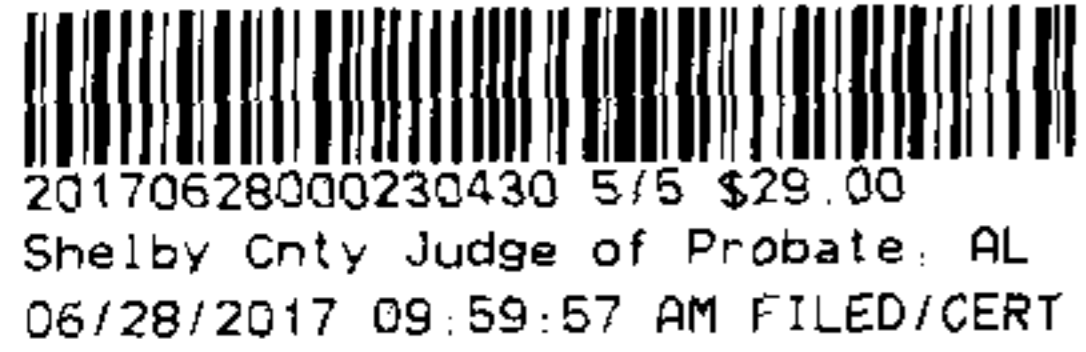
Date of Sale 5/17/17

Lot 11 Reynolds Addition

Total Purchase Price \$ _____

or Actual Value \$ 41,000

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
- Sales Contract
- Closing Statement

Appraisal
 Other Inheritance

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 06/28/17

Print Christy R. Duthers
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)