

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022140

Send Tax Notice To: Carrie Humber
Geoffrey Humber
AL

20220504000183170
05/04/2022 02:23:21 PM
DEEDS 1/2

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

County of ~~Jefferson~~ **SHELBY** } Know All Men by These Presents:

That in consideration of the sum of **One Hundred Thirty Six Thousand Seven Hundred Sixty Dollars and No Cents (\$136,760.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Francis H. Burder III and Donna J. Burder, a married couple**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Carrie Humber and Geoffrey Humber**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson, County, Alabama, **the address of which is 172 Appplewood Stables Lane, Columbiana, AL 35051**; to wit;

LOT 5, ACCORDING TO THE MAP OF THE BURDER FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 41, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:


1. **Property Taxes for 2022, and subsequent years.**
2. **Private Drive Easement and Maintenance Agreement filed for record in Inst. #20100329000093640, in the Probate Office of Shelby County, Alabama.**
3. **Easement to Alabama Power Company filed for record in Inst. #20100719000229600,**
4. **Any matters which would be revealed by an accurate survey.**
5. **Any matters, with special reference to location of improvements to be erected on the Land, which would be revealed by a survey.**


\$136,760.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of April, 2022.


Francis H. Burder III


Donna J. Burder

State of Alabama

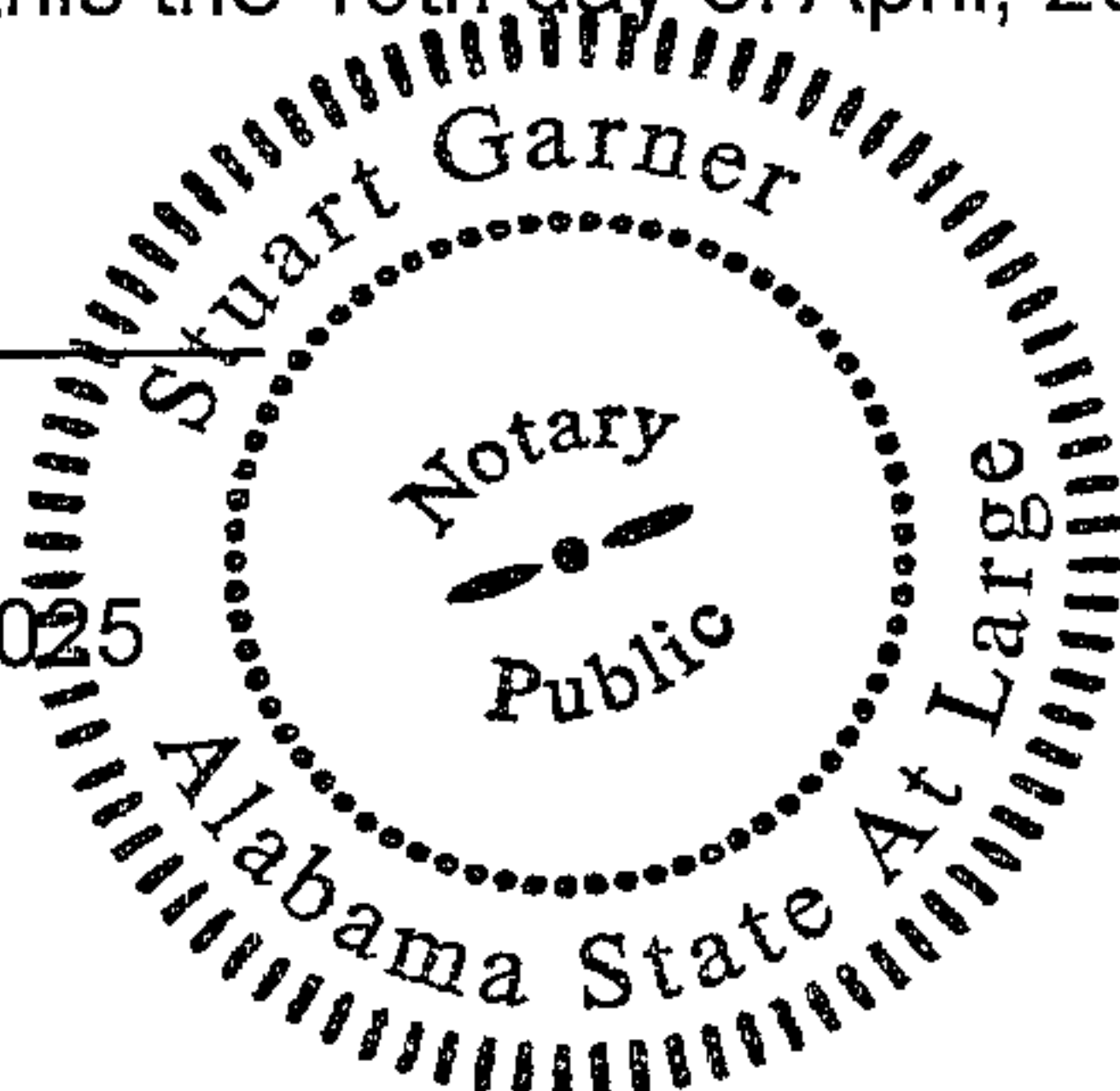
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Francis H. Burder III and Donna J. Burder, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2022.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name Francis H. Burder III Donna J. Burder
Grantee's Name Carrie Humber Geoffrey Humber
Mailing Address 172 Applewood Stables Lane # Columbiana, AL 35051
Mailing Address 75 Spring Loop Rd # Columbiana, AL 35051
Property Address 172 Applewood Stables Lane Columbiana, AL 35051
Date of Sale April 19, 2022
Total Purchase Price \$136,760.00
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
X Sales Contract
X Closing Statement
Appraisal
Other

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 of 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 April 18, 2022

Print Francis H. Burder III

Unattested

[Signature] (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2022 02:23:21 PM
\$162.00 JOANN
20220504000183170

Alli S. Bayl