

**E-5317**

This instrument was prepared by:  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

Send tax notice to:  
Debbie Deegan  
100 Rocking Chair Road  
Wilsonville, AL 35186

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Hue L. Burton and Gail A. Burton** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Debbie Deegan and Donald James Crosier** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County**, Alabama, to-wit:

**A parcel of land lying and being in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section 18; thence East along the section line 660.96 feet; thence turn an angle of 90 degrees 37 minutes 00 seconds to the right and run 2492.78 feet; thence turn an angle of 93 degrees 20 minutes 00 seconds to the left and run 250.42 feet; thence turn an angle of 86 degrees 40 minutes 00 seconds to the left and run 149.92 feet; thence turn an angle of 86 degrees 40 minutes 00 seconds to the right and run 300.00 feet to the point of beginning of parcel herein described; thence continue along last said course 200.85 feet; thence turn an interior angle left of 86 degrees 40 minutes 00 seconds and run 200.34 feet; thence turn an interior angle left of 169 degrees 09 minutes 42 seconds and run 511.18 feet; thence turn an interior angle left of 143 degrees 27 minutes 49 seconds and run 36.88 feet; thence turn an interior angle left of 145 degrees 32 minutes 09 seconds and run 40.53 feet; thence turn an interior angle left of 157 degrees 36 minutes 18 seconds and run 37.89 feet; thence turn an interior angle left of 104 degrees 16 minutes 00 seconds and run 712.13 feet to the point of beginning. All lying in Section 18, Township 21 South, Range 2 East, Shelby County, Alabama.**

Subject to:

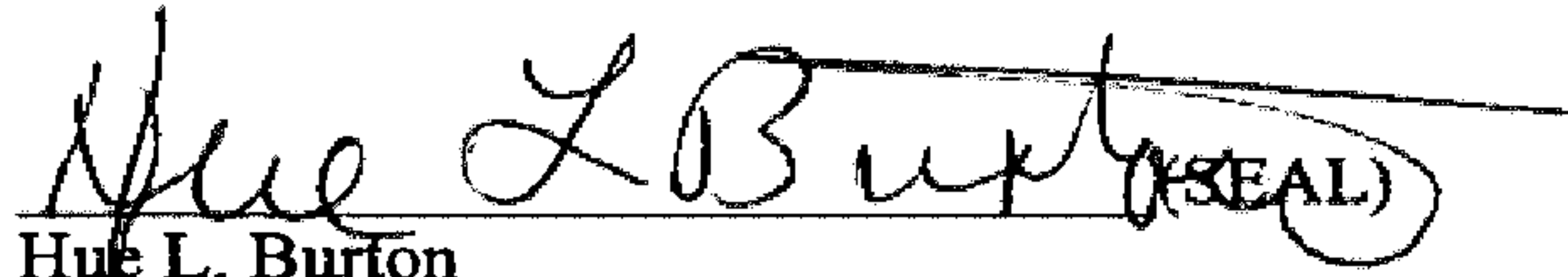
1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

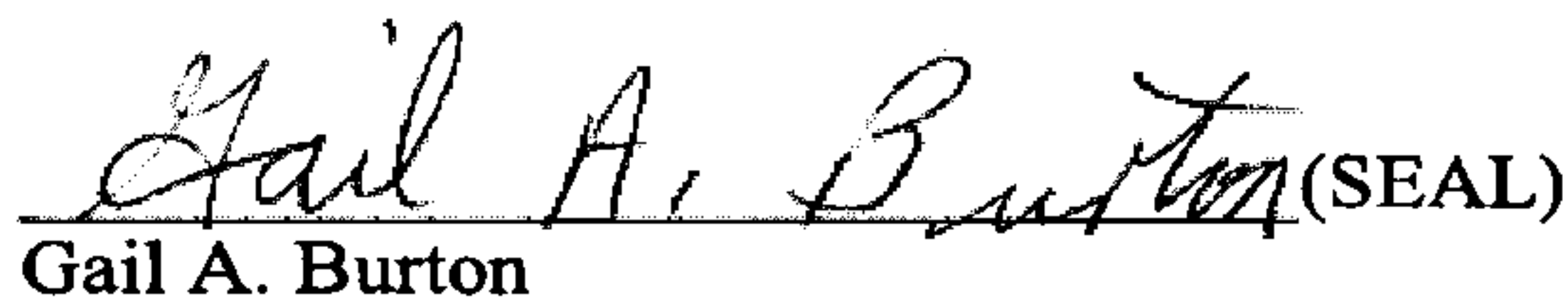
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein

survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 29 day of June, 2023.

 (SEAL)  
Hue L. Burton

 (SEAL)  
Gail A. Burton

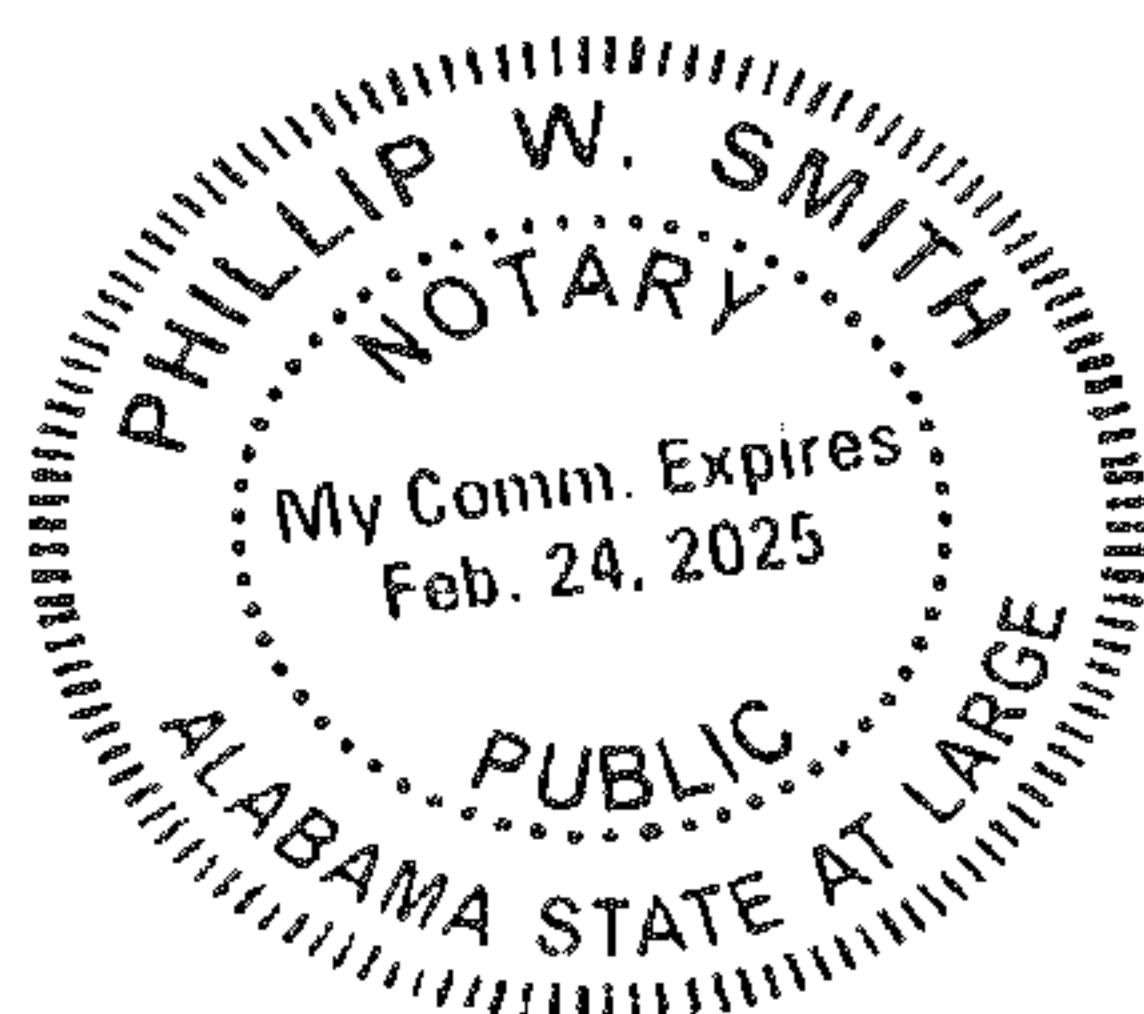
**GENERAL ACKNOWLEDGEMENT**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hue L. Burton and Gail A. Burton whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 29 day of June, 2023.



  
NOTARY PUBLIC

My Commission Expires: 02/24/2025

**Real Estate Sales Validation Form**

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

Grantor's Name Hue L. Burton and Gail A. Burton  
 Mailing Address 100 Rocking Chair Road  
Wilsonville, AL 35186  
 Property Address 100 Rocking Chair Road  
Wilsonville, AL 35186

Grantee's Name Debbie Deegan and Donald James  
Crosier  
 Mailing Address 100 Rocking Chair Road  
Wilsonville, AL 35186  
 Date of Sale June 30, 2023  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$ \_\_\_\_\_  
 Or  
 Assessor's Market Value \$145,200.00

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 6-30-2023 Print: Phillip W. Smith

\_\_\_\_\_  
 Unattested (verified by)

Sign   
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/30/2023 02:09:57 PM  
 \$173.50 BRITTANI  
 20230630000196110

**Form RT-1**

*Alvin S. Boyd*