

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Thomas William Taylor Burgess & Morgan Burgess
124 Oaklyn Hills Drive
Chelsea, AL 35043

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **THREE HUNDRED SEVENTY TWO THOUSAND ONE HUNDRED TWENTY FIVE AND 00/100 DOLLARS (372,125.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Ashley Nicole Grainger, as Personal Representative of The Estate of Paula Jan Wheeler, deceased,
Shelby County Probate Case No. PR-2023-000678**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Thomas William Taylor Burgess and Morgan Burgess

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 7, according to the Survey of Oaklyn Hills, Phase 1, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama.

\$316,305.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

NOTE: Paul White Wheeler is one and the same person as Paula Jan Wheeler.

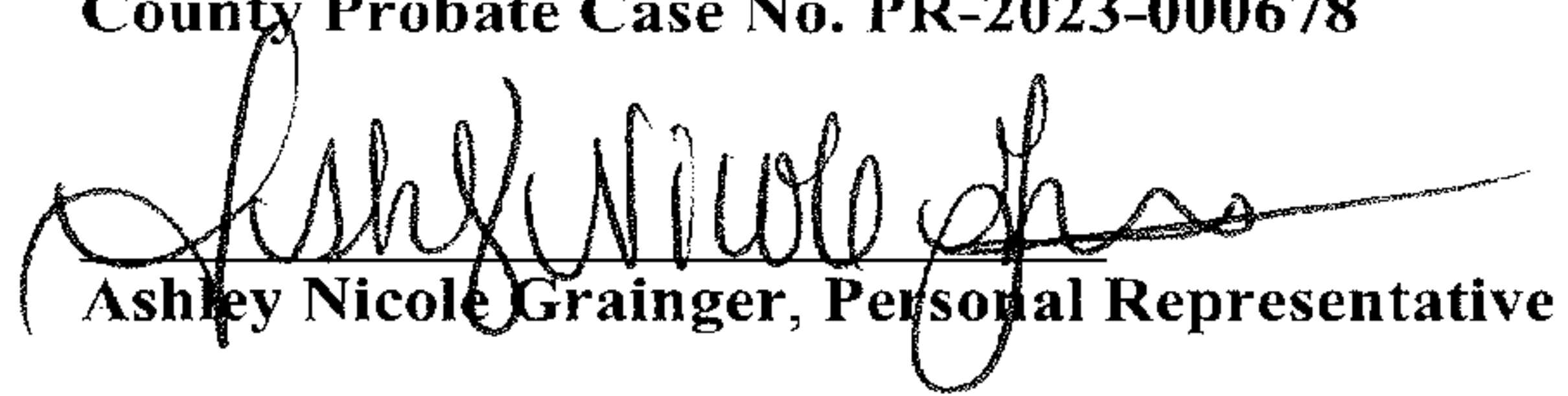
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of August, 2023.

The Estate of Paula Jan Wheeler, deceased, Shelby County Probate Case No. PR-2023-000678



Ashley Nicole Grainger, Personal Representative

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ashley Nicole Grainger, Personal Representative of The Estate of Paula Jan Wheeler, deceased, Shelby County Probate Case No. PR-2023-000678**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal this 18th day of August, 2023.



Notary Public

My Commission Expires: 05/25/2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/21/2023 09:12:57 AM
 \$85.00 JOANN
 20230821000250050

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name <u>Ashley Nicole Grainger, Personal</u> <u>Representative of The Estate of Paula Jan Wheeler,</u> <u>deceased, Shelby County Probate Case No. PR-2023-000678</u>	Grantee's Name <u>Thomas William Taylor Burgess</u> <u>and Morgan Burgess</u>
Mailing Address <u>172 Shore Front Lane</u> <u>Wilsonville, AL 35186</u>	Mailing Address <u>124 Oaklyn Hills Drive</u> <u>Chelsea, AL 35043</u>
Property Address <u>124 Oaklyn Hills Drive</u> <u>Chelsea, AL 35043</u>	Date of Sale <u>August 18, 2023</u> Total Purchase Price <u>\$372,125.00</u> 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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: August 18, 2023

Unattested _____
 (verified by)

Print: Shannon Anderson
 Sign: Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one