

(PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH)

SEND TAX NOTICE TO:

Ms. Brenda J. Burdett  
4615 Highway 10  
Montevallo, Alabama 35115

This instrument prepared by:

Wallace, Ellis, Fowler, Head & Justice  
P.O. Box 587  
Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, Richard P. Fletcher died on or about July 11, 2012,  
and

WHEREAS, Richard P. Fletcher was the owner of certain  
hereinafter described real property situated in Shelby County,  
Alabama, and

WHEREAS, the Probate Court of Shelby County, Alabama entered  
an Order Granting Letters Testamentary on August 15, 2012 (and  
subsequent Corrected Order Granting Letters Testament on August 27,  
2012), and issued Letters Testamentary on August 15, 2012 (and  
subsequent Corrected Letters Testamentary on August 27, 2012), in  
the Matter of the Estate of Richard P. Fletcher, deceased, Case No.  
PR-2012-000475, and

WHEREAS, the undersigned Brenda J. Burdett was duly and  
properly appointed as Executrix and Personal Representative of the  
Estate of Richard P. Fletcher, deceased, and is still acting in  
such capacity, and

NOW, THEREFORE, in consideration of the premises, ONE AND  
00/100 DOLLARS (\$1.00) and other good and valuable consideration,  
in hand paid to the undersigned Grantors, by the Grantee, the  
receipt whereof is hereby acknowledged, we, the undersigned, BRENDA  
J. BURDETT, as Executrix and Personal Representative of the Estate  
of Richard P. Fletcher, deceased, RICHARD M. FLETCHER, a married  
man, JAMES T. FLETCHER, a married man, and JUDY BERRYHILL, a  
married woman, (herein referred to as Grantors) do grant, bargain,  
sell and convey unto BRENDA J. BURDETT (herein referred to as  
Grantee), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Commence at the NW corner of the NE quarter of the NE  
quarter of Section 11, Township 22 South, Range 4 West,  
thence run south along said quarter-quarter line a  
distance of 331.61 feet; thence continue along last  
described course a distance of 165.80 feet; thence turn  
an angle of 90 deg. 09 min. 26 sec. left and run a  
distance of 503.00 feet to the point of beginning; thence  
continue along last described course a distance of 510  
feet more or less to a point on the west right-of-way of  
the paved Shelby County highway known as Montevallo-  
Boothton Road, being the NE corner of the parcel of land  
presently owned by Doyle Burdett and wife, Brenda  
Burdett; thence turn an angle to the left and run in a  
northerly and northeasterly direction along the right-of-  
way of said road a distance of 150 feet more or less to

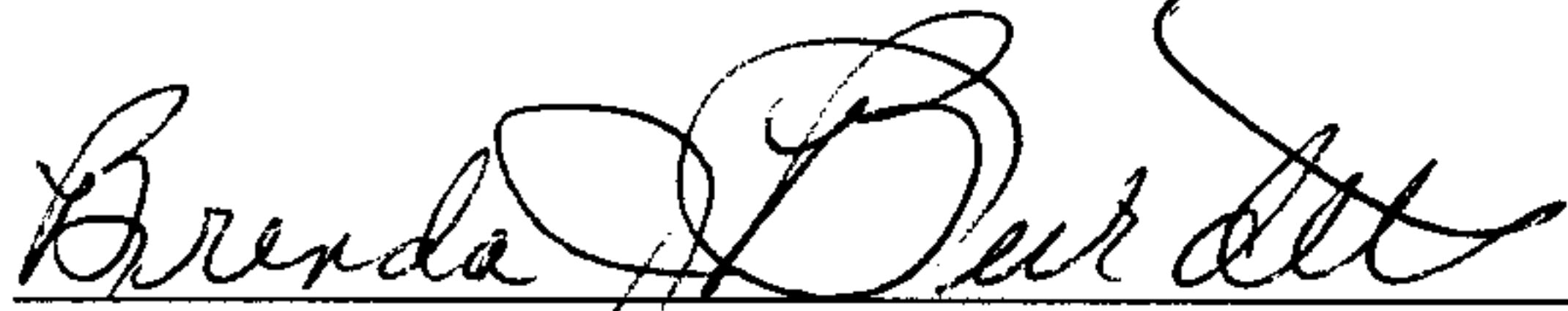
a point on said right-of-way that is 480 feet more or less from the NE corner of the parcel of land currently owned by Steven D. Burdett and wife, Lisa Burdett; thence turn an angle to the left and run parallel with the north line of the NE quarter of the NE quarter of Section 11, Township 22 South, Range 4 West, a distance of 480 feet more or less to the NE corner of the parcel of land presently owned by Steven D. Burdett and wife, Lisa Burdett; thence turn an angle to the left and run in a southerly direction parallel with the west line of said quarter-quarter section a distance of 166 feet to the point of beginning of the parcel of land herein conveyed.

The hereinabove described parcel of land does not constitute any part of the homestead of the individual Grantors.

TO HAVE AND TO HOLD to the said Grantee, BRENDA J. BURDETT, her heirs and assigns forever.

And I, BRENDA J. BURDETT, as Executrix and Personal Representative of the Estate of Richard P. Fletcher, deceased, do covenant with the said Grantee, her heirs and assigns, that as Executrix and Personal Representative of said Estate, I have authority and right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12<sup>th</sup> day of March, 2013.



Brenda J. Burdett, as Executrix and Personal Representative of the Estate of Richard P. Fletcher, deceased



Richard M. Fletcher



James T. Fletcher



Judy Berryhill

STATE OF ALABAMA        )

SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENDA J. BURDETT, whose name as Executrix and Personal Representative of the Estate of Richard P. Fletcher, deceased, is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Executrix and Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.





Given under my hand and official seal this 12<sup>th</sup> day of March, 2013.


Kimi M. Foster  
Notary Public  
My Commission Expires: 12-28-14

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RICHARD M. FLETCHER, a married man, JAMES T. FLETCHER, a married man, and JUDY BERRYHILL, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of March, 2013.

Kimi M. Foster  
Notary Public  
My Commission Expires: 12-28-14

  
20130312000102290 3/4 \$22.00  
Shelby Cnty Judge of Probate, AL  
03/12/2013 10:55:17 AM FILED/CERT

Additional Grantors: Richard M. Fletcher James T. Fletcher Judy Berryhill  
420 Co. Rd. 535 4596 Highway 10 201 1/2 3rd Av. N.  
Verbena, AL 36091 Montevallo, AL 35115 Clanton, AL 35045

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name Brenda J. Burdett as  
Executrix of Estate of Richard  
Mailing Address P. Fletcher, deceased  
4615 Highway 10  
Montevallo, AL 35115

Grantee's Name Brenda J. Burdett  
Mailing Address 4615 Highway 10  
Montevallo, AL 35115

Property Address \_\_\_\_\_

Date of Sale 3/12/13 - final settlement of estate  
transfer per Will

Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 56,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Tax Assessment  
☐ 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 3-12-13

Sign Brenda J. Burdett  
(Grantor/Grantee/Owner/Agent) circle one

Print Brenda J. Burdett as Executrix of Estate of Richard P. Fletcher, deceased

☐ Unattested

(Verified by)

Conrad Fowler