

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Nancy Burns
(Address) 115 4th Place NE
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and 00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

Nancy Burns, a single woman

(herein referred to as grantor) do grant, bargain, sell and convey unto

Nancy Ann Cooper Burns

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:
See attached Exhibit "A"

This Deed prepared without benefit of title abstract or examination at grantee's and grantor's request.
This Deed prepared without benefit of a survey at grantee's and grantor's request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

Nancy Burns is the sole surviving grantee of that certain deed from Regions Bank by Stanley E. Weir, its Vice President, a corporation, to Tim Burns and wife, Nancy Burns, recorded in as Instrument Number 20050214000071490 in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or 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 stated above; that I (we) have 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of May, 2013.

WITNESS

_____(Seal) Nancy Burns_____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, _____, a Notary Public in and for said County, in said State, hereby certify that Nancy Burns 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2013.

Laurie A. Walden
NOTARY COMMISSION EXPIRES
05/27/2013
My Commission 05/27/2013


[Signature]
Notary Public

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35,
TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4 OF
SAID SECTION 35, INTERSECTS THE WEST LINE OF THE SOUTH BOUND L&N
RAILROAD R.O.W; THENCE N 17°51'18"E, A DISTANCE OF 125.9 FEET TO THE POINT OF
BEGINNING; THENCE N 84°58'21"W, A DISTANCE OF 158.55 FEET; THENCE N
17°54'13"E, A DISTANCE OF 67.56 FEET; THENCE S 84°59'22"E, A DISTANCE OF 158.50
FEET; THENCE S 17°51'18"W, A DISTANCE OF 67.59 FEET TO THE POINT OF
BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.


20130528000217170 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/28/2013 01:28:43 PM 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 NANCY BURNS
 Mailing Address 115 4th Place NE
Atlanta, GA 30307

Grantee's Name NANCY ANN Cooper BURNS
 Mailing Address 115 4th Place NE
Atlanta, GA 30307

Property Address 124 8th Ave NW
Atlanta, GA 30307

Date of Sale May 20, 13
 Total Purchase Price \$ 50,000.00
 or
 Actual Value \$ Ta Coonnet file

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 Deed made to coonnet + file

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 5-20-13

Print Nancy Burns

Unattested

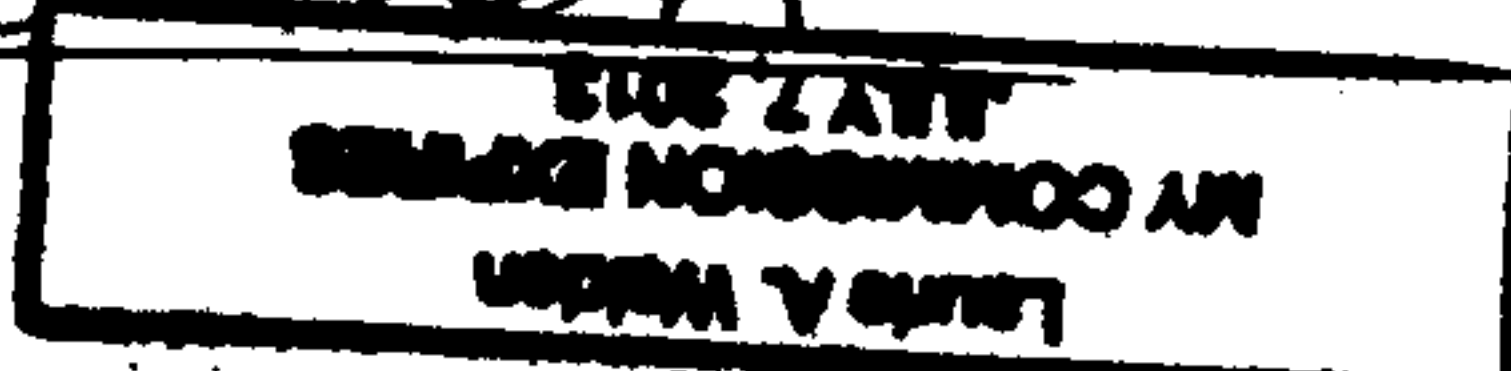
Sign

Nancy Burns
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)

Denise A. Walden
 Notary Public



20130528000217170 3/3 \$19.00
 Shelby Cnty Judge of Probate, AL
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