

This instrument was prepared without  
benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:  
21 Tiger Lilly Lane  
Montevallo, AL 35115

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

**STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS (\$5,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Dan Oliver, aka D Oliver, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto William Burns, Shantrice Burns, and Destiney Burns (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:


A parcel of land located in Section 16, Township 22 South, Range 3 West, at the intersection of the easterly right of way line of Shelby County Highway No. 15 and the south line of Evansville Circle, described as beginning 215 NW along the NE side of Shelby County Highway No. 15 right of way from the section line and continue 125 feet along the right of way; thence NE 120 feet; thence SE 130 feet; thence SW 127.7 feet, more or less, to the point of beginning.

Description furnished by parties. Drafter of this deed has made no search of the title and makes no representations or warranties as to the correctness of the legal description.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend

Shelby County, AL 06/27/2014  
State of Alabama  
Deed Tax: \$5.50

  
20140627000195000 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
06/27/2014 10:30:24 AM FILED/CERT

the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of April, 2014.

  
\_\_\_\_\_  
Dan Oliver

STATE OF ALABAMA


SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan Oliver, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April, 2014.



  
\_\_\_\_\_  
Notary Public

  
20140627000195000 2/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
06/27/2014 10:30:24 AM 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 Dan Oliver  
Mailing Address 1225 Shades Avenue  
Bessemer, AL 35020

Grantee's Name William Burns  
Mailing Address 21 Tiger Lilly Lane  
Montevallo, AL 35115

Property Address  Hwy 15 & Evansville Cir  
Montevallo, AL

Date of Sale 4-1-14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 5240

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 4-1-14 Print Dan Oliver  
☐ Unattested Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one