

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Deborah W. Burnett
3236 Davenport Street
Pelham, AL 35124


20150305000067790 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
03/05/2015 08:16:31 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Deborah W. Burnett**, an unmarried man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Deborah W. Burnett, Aaron B. Burnett and Taylor B. Burnett** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

Deborah W. Burnett is the surviving grantee in that certain deeds recorded in Deed Book 285, Page 145 and Deed Book 331, Page 293; the other grantee, Douglas D. Burnett, having died on or about December 12, 2011.

The preparer of this instrument makes no representation as to the status of the title herein conveyed. Legal description provided by grantor. No title examination was requested nor conducted.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set my hand(s) and seal(s) this the 24th day of February, 2015.


Deborah W. Burnett

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Deborah W. Burnett, an unmarried woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of February, 2015.


NOTARY PUBLIC
My Commission Expires: 6/5/2015
(MUST AFFIX SEAL)



Shelby County, AL 03/05/2015
State of Alabama
Deed Tax: \$79.00

EXHIBIT "A"



20150305000067790 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
03/05/2015 08:16:31 AM FILED/CERT

PARCEL 1:

DWB

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 831.49' to a point on the north line of Davenport Street and the point of beginning of the property being described, thence continue along last described course a distance of 243.71' to a point, thence turn a deflection angle of 90 deg. 00' 00" right and run northerly a distance of 76.03' to a point, thence turn a deflection angle of 90 deg. 05' 18" right and run easterly a distance of 240.97' to a point, thence turn a deflection angle of 87 deg. 49' 55" right and run southerly a distance of 75.51' to the point of beginning, containing 0.42 of an acre and marked on each corner with a steel pin or pipe.

Less and except:

From the Southeast corner of the NE 1/4 of the NW 1/4 of section 25, Township 20 South, Range 3 West, run Westerly along the South boundary line of the said NE 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, for 975.17 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the South boundary line of the NE 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West for 100.00 feet; thence turn an angle of 90 deg. 00 min to the right and run Northerly 76.0 feet; thence turn an angle of 90 deg. 00 min to the right and run Easterly 100.0 feet; thence turn an angle of 90 deg, 00 min. to the right and run Southerly for 76.0 feet to the point of beginning.

Source of Title: Deed Book 285, Page 145

PARCEL 2:

From the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, run Westerly along the South boundary line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, for 975.17 feet to the point of beginning of the land herein described and conveyed; Thence continue Westerly along the South boundary line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West for 100.0 feet; thence turn an angle of 90 Degrees, 00 minutes to the right and run Northerly 76.0 feet; thence turn an angle of 90 degrees, 00 minutes to the right and run Easterly 100.0 feet; thence turn an angle of 90 degrees, 00 minutes to the right and run Southerly for 76.0 feet to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, and being 0.174 acres, more or less.

ALSO conveyed from the Grantors herein to the Grantees herein One Half interest, with the rights for water and free rights of ingress and egress to a certain well located and described as follows: From the Southeast corner of the above described land run North 68 degrees 47 minutes East 117.95 feet; Said well being situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama.

Source of Title: Deed Book 331, Page 293

Real Estate Sales Validation Form

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

Grantor's Name	Deborah W. Burnett	Grantee's Name	Deborah W. Burnett, Aaron B. Burnett and Taylor B. Burnett
Mailing Address	3236 Davenport Street Pelham, AL 35124	Mailing Address	3236 Davenport Street Pelham, AL 35124
Property Address	3236 Davenport Street Pelham, AL 35124	Date of Sale	<u>February 24, 2015</u>

Total Purchase Price \$ _____

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ 78,720.00

Collect tax on $\frac{1}{2}$ of 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/ Assessor's Appraised Value
 Sales Contract
 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 _____

Print Deborah W. Burnett _____

____ Unattested

(verified by)

Sign _____


(Grantor/Grantee/Owner/Agent) circle one



20150305000067790 3/3 \$100.00

Shelby Cnty Judge of Probate, AL

03/05/2015 08:16:31 AM FILED/CERT