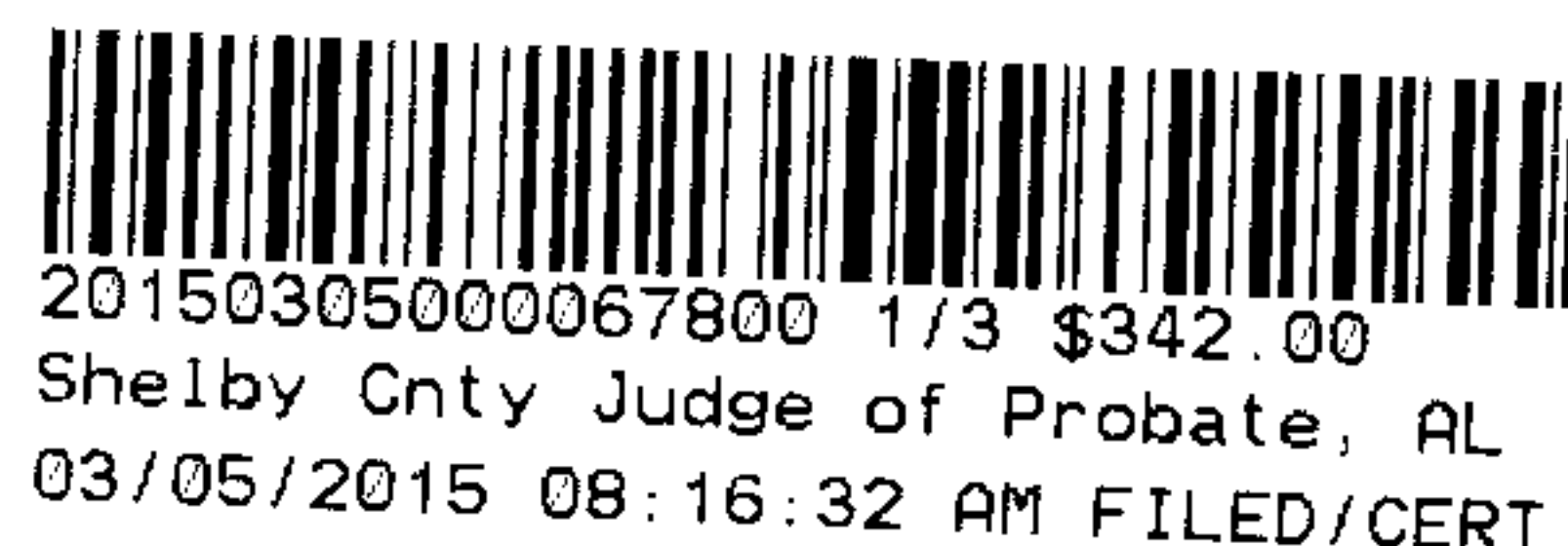


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

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



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 GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **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 Instrument No. 1993-27946 and Instrument No. 1993-27947; 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 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' 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 24th 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: \$321.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"



20150305000067800 2/3 \$342.00
Shelby Cnty Judge of Probate, AL
03/05/2015 08:16:32 AM FILED/CERT

PARCEL 1:

DWB

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and run thence Westerly along the North line of said quarter-quarter Section 1,038.39' to the point of beginning of the property being described; Thence continue along last described course 36.76' to point; Thence turn 89°58'12" left and run Southerly 11.36' to a point on the Northerly margin of Davenport Street; Thence turn 90°01'50" left and run Easterly along said right of way margin of said Street 36.12' to a point; Thence turn 86°41'19" and run Northerly 11.31' to the point of beginning, containing 413.1 square feet or 0.01 of an acre.

Source of Title: Instrument No. 1993-27946

PARCEL 2:

A part of the SE 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and run thence Westerly along the North line of said quarter-quarter Section 1,038.39' to a point; Thence turn 86°41'19" left and run Southerly 41.35' to a point on the Southerly margin of Davenport Street and the point of beginning of the property being described; Thence turn 0°05'27" left and run Southerly 228.72' to a point; Thence turn 98°57'23" right and run Westerly 201.84' to a point on the Easterly right of way line of U.S. Highway No. 31 in a curve to the left having a central angle of 4°20'29" and a radius of 1,835.58; Thence turn 75°30'43" right to chord and run Northerly along the arc of said curve an arc distance of 139.09' to a point; Thence turn 89°33'17" right from chord and run Easterly along the South margin of Davenport Street a distance of 107.53' to a point; Thence turn 2°34'29" right and continue along said margin of said street 106.03' to the point of beginning, containing 0.76 of an acre and subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

Source of Title: Instrument No. 1993-27947

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	3457 Highway 31 South Pelham, AL 35124	Date of Sale	February 24, 2015

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 320,800.00

Collect tax on 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal/ Assessor's Appraised Value

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

Deborah W. Burnett

(Grantor/Grantee/Owner/Agent) circle one



20150305000067800 3/3 \$342.00
Shelby Cnty Judge of Probate, AL
03/05/2015 08:16:32 AM FILED/CERT