

Send Tax Notice To:
Edgar C. Burt, Jr. & Cynthia Burt
3249 Brook Highland Trace
Birmingham, AL 35242

This instrument prepared by:
G. Alan Smith, Esquire
2976 Pelham Parkway
Suite C
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)** to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Ronald N. Gully and Cheryl L. Gully, husband and wife**, herein referred to as grantor does grant, bargain, sell and convey unto **Edgar C. Burt, Jr. and Cynthia M. Burt**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

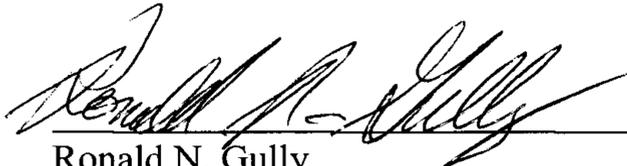
Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any,

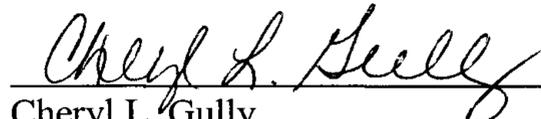
A purchase money mortgage in the amount of \$380,000.00 is being simultaneously recorded herewith.

TO HAVE AND TO HOLD Unto the said Grantee her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 30th day of April, 2015.

 (Seal)
Ronald N. Gully

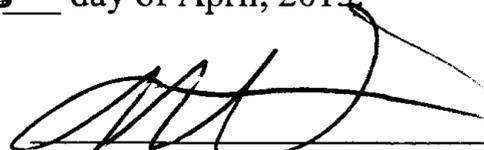
 (Seal)
Cheryl L. Gully

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, G. Alan Smith, a Notary Public in and for said County, in said State, hereby certify that **Ronald N. Gully and Cheryl L. Gully** whose names are signed to the foregoing conveyance, and which is 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 30th day of April, 2015.




Notary Public
My Commission Expires: 7/19/2016


20150528000175360 1/2 \$37.00
Shelby Cnty Judge of Probate, AL
05/28/2015 10:29:06 AM FILED/CERT

Shelby County, AL 05/28/2015
State of Alabama
Deed Tax: \$20.00

Real Estate Sales Validation Form

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

Grantor's Name Ronald N. Gully & Cheryl L. Gully
Mailing Address 3249 Brook Highland Trace
Birmingham, AL 35242

Grantee's Name Edgar C. Burt, Jr. & Cynthia M. Burt
Mailing Address 3249 Brook Highland Trace
Birmingham, AL 35242

Property Address 3249 Brook Highland Trace
Birmingham, AL 35242

Date of Sale April 30, 2015
Total Purchase Price \$ 400,000.00,
or
Actual Value \$
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

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 4/30/2015

Print Ronald N. Gully

Unattested

Signature of Ronald N. Gully
(Grantor/Grantee/Owner/Agent) circle one

Verified by)

Print Form

Form RT-1