

This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Karen J. Burns
Dan W. Burns, Jr.

WARRANTY DEED - Joint Tenants with Right of Survivorship


20150807000272750 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
08/07/2015 11:08:12 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Five Thousand and 00/100 (\$205,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Tommy Jackson**, a married man, do hereby grant, bargain, sell and convey unto **Karen J. Burns** and **Dan W. Burns, Jr.**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Stone Briar, as recorded in Map Book 38, page 108, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the tax year 2015 and subsequent years and not yet due and payable; (2) Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions; (3) Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 121, page 294, Deed Book 51, page 533, Deed Book 60, page 260 and any damages relating to the exercise of such rights or the extraction of such minerals; (4) Right of way for Hugh Daniel Drive as set out in Deed Book 301, Page 799; (5) Right of way to The Water Works Board of the City of Birmingham as recorded in Deed Book 301, pages 115 and 123; (6) Easement to Shelby County as recorded in Real Book 206, page 914; (7) Covenants and Agreements for water service as recorded in Real Book 235, page 574; (8) Amended and restated restrictive covenants as recorded in Real 265, page 96; (9) Cable agreement as recorded in Real 350, page 545; (10) Easement to Alabama Power Company as recorded in Real 350, page 206; (11) Rights of others, if any, in and to the use of the private ingress/egress/utility easement as shown in Map Book 38, page 108.

The property described herein does not constitute the homestead of the grantor or his spouse.

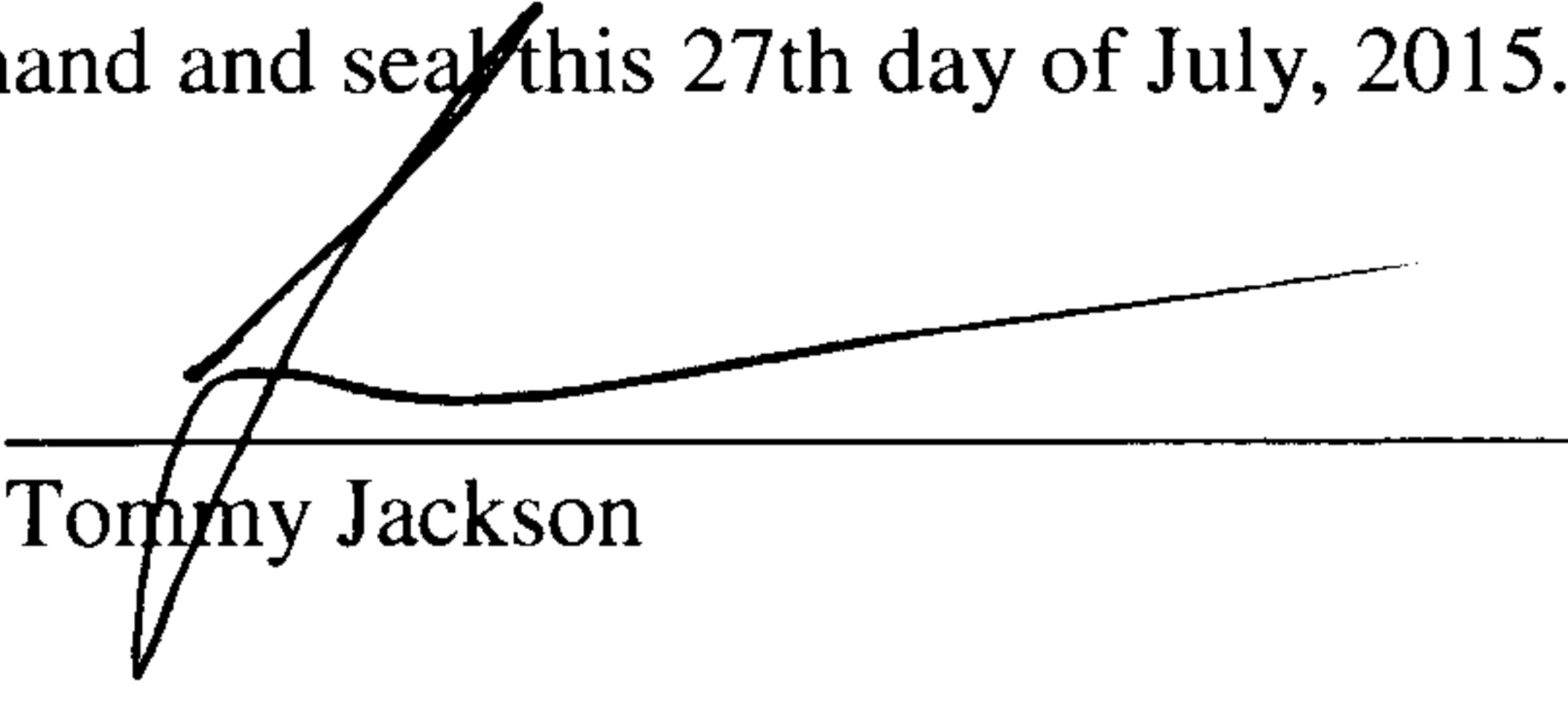
\$133,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein does not constitute the homestead of the grantor or his or her spouse.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

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


Tommy Jackson

Shelby County, AL 08/07/2015
State of Alabama
Deed Tax: \$72.00

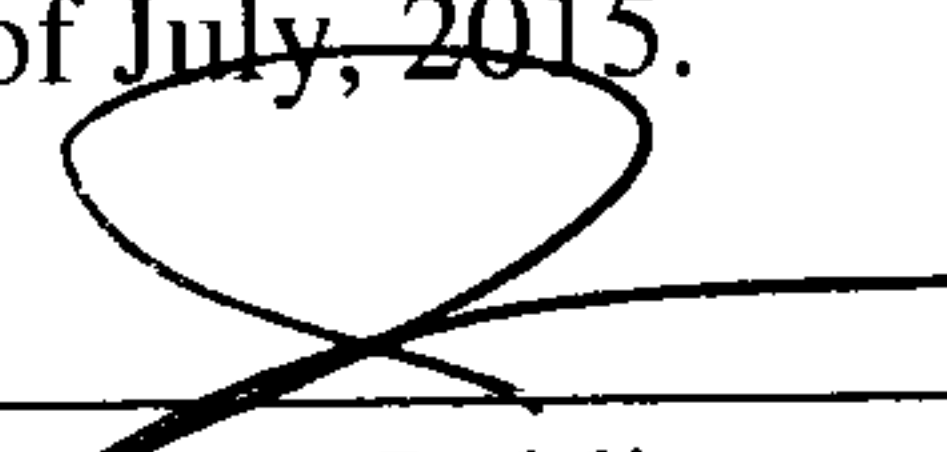
STATE OF ALABAMA)

JEFFERSON COUNTY)

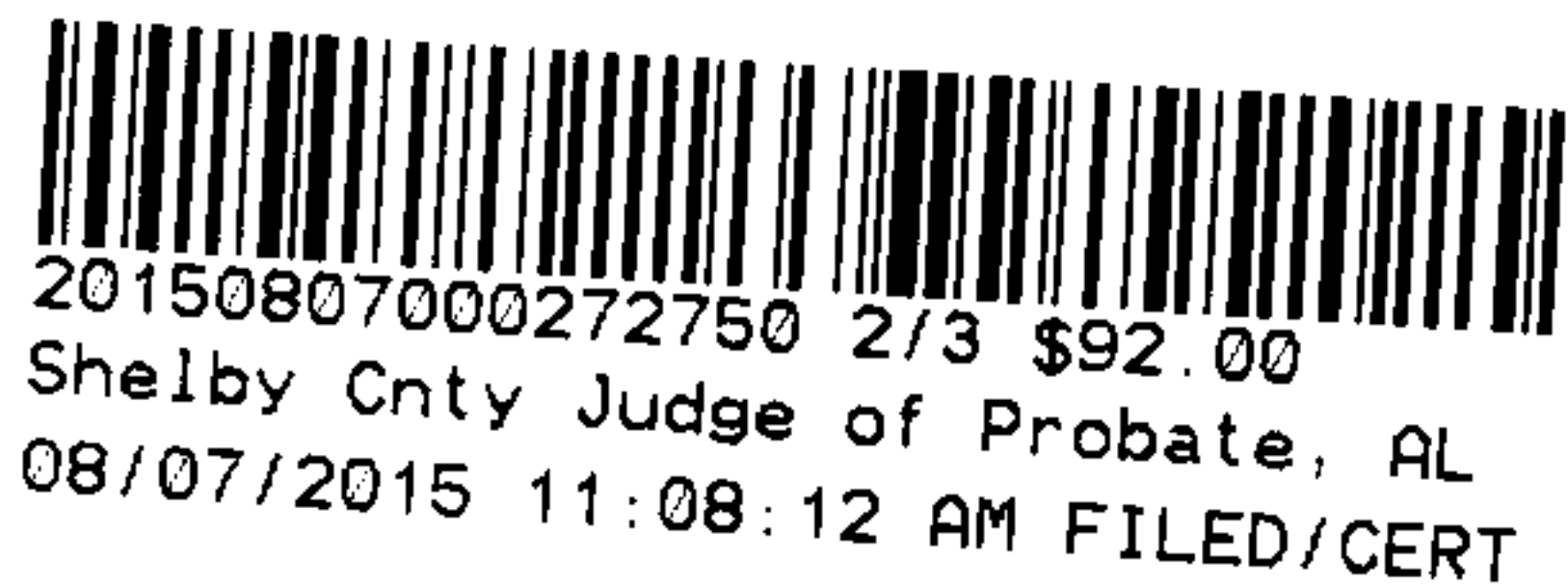
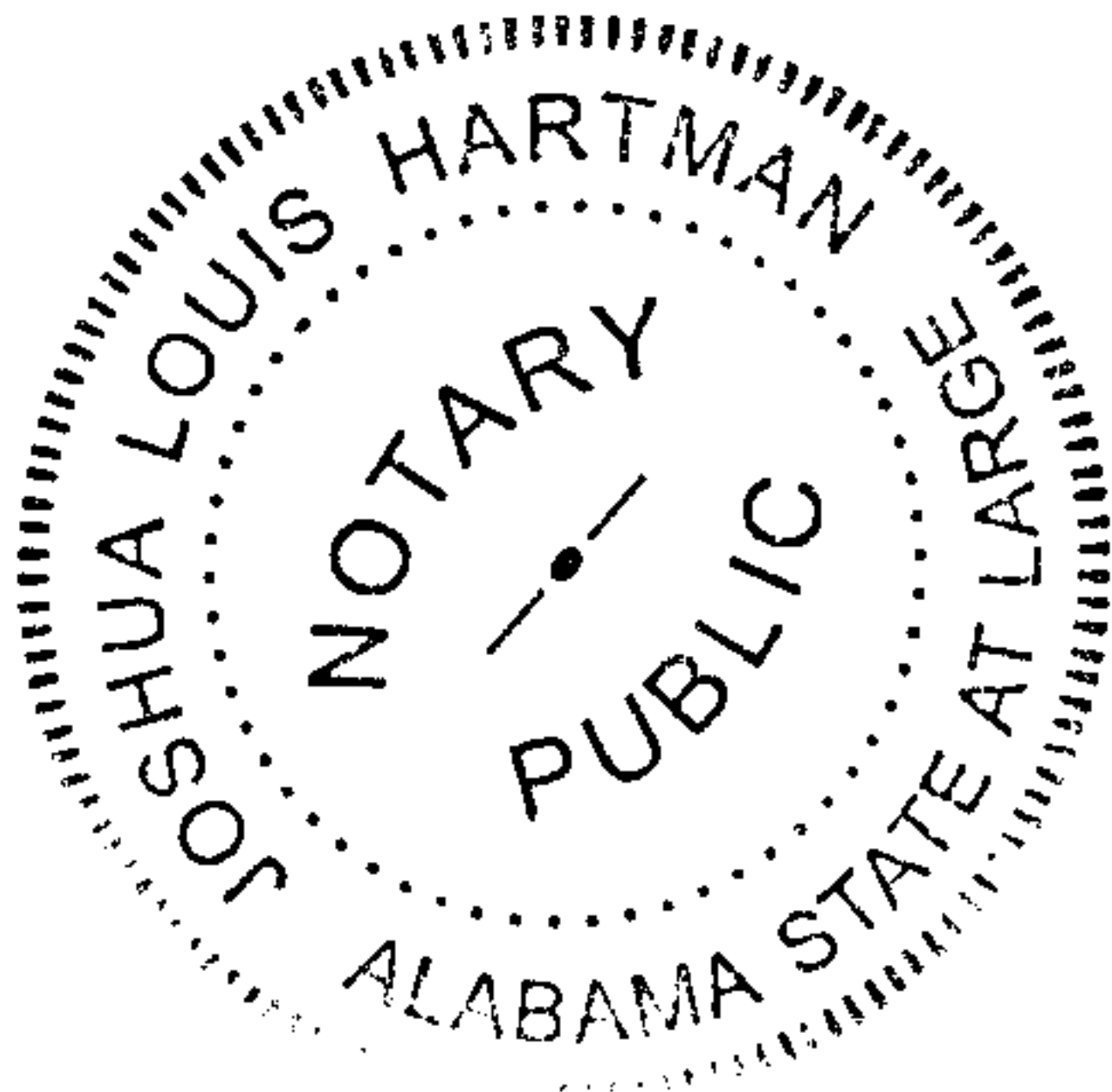
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tommy Jackson**, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2015.

My Commission Expires: 3/19/16



Notary Public Joshua Louis Hartman

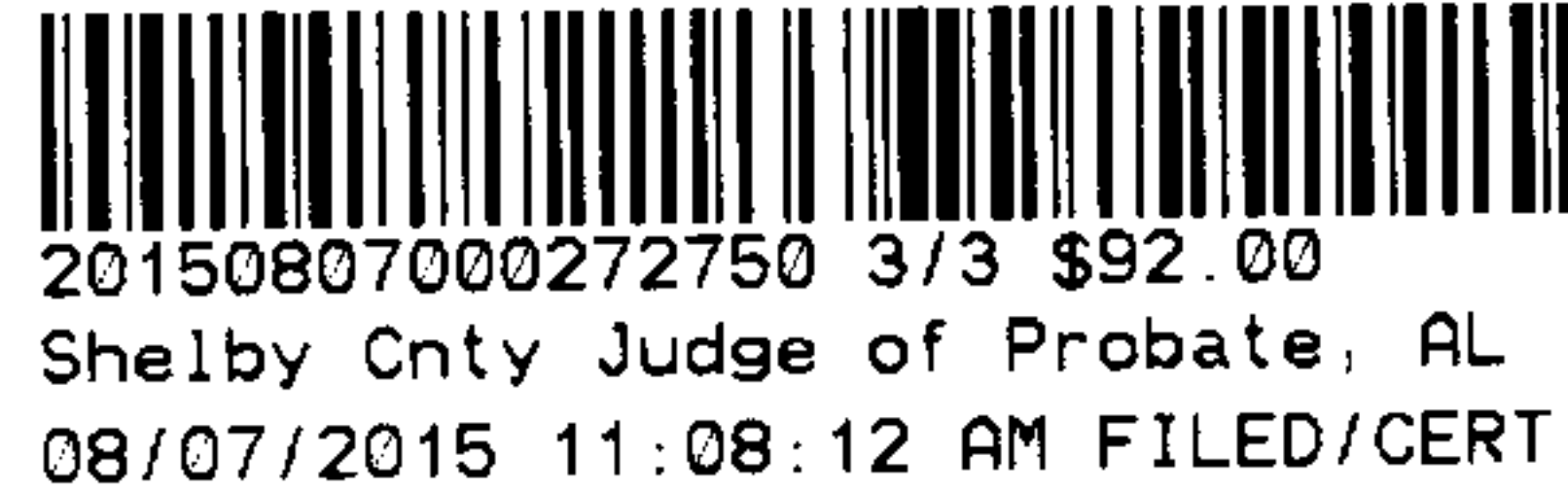


Real Estate Sales Validation Form

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

Grantor's Name Tommy Jackson

Mailing Address 119 Swan Lake Circle
Birmingham, AL 35242



Grantee's Name Karen J. Burns
Dan W. Burns, Jr.

Mailing Address 1004 Stone Briar Lane
Hoover, AL 35242

Property Address 1004 Stone Briar Lane
Hoover, AL 35242

Date of Sale July 27, 2015

Total Purchase Price \$205,000.00
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)

☐	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 July 27, 2015

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one