

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Mark Wallace Burkholder + Kristy Clifton Burkholder
3005 Brook Highland Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Eighty Thousand Twenty Dollars and NO/100 (\$380,200.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Casey Moon, an unmarried woman**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto **Mark Wallace Burkholder and Kristy Clifton Burkholder** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 136, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Addition, as recorded in Map Book 14, Page 71, as recorded in the Probate Office of Shelby County, Alabama.


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 380,200.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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.

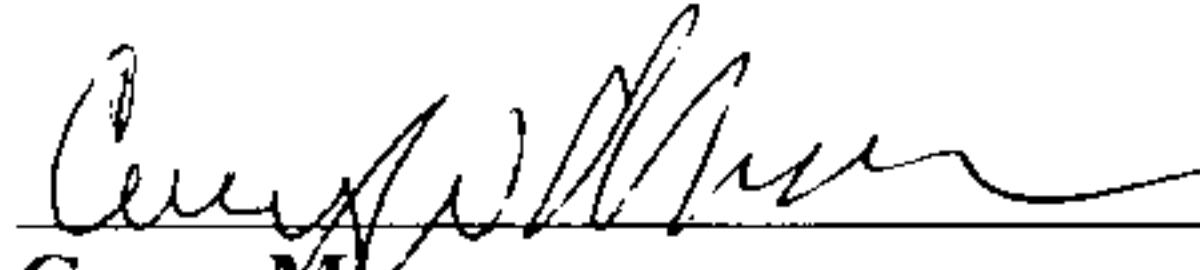
And I do for myself and for my heirs and assigns, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that we have good right 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.

File M161786


20170110000008870 1/3 \$22.00
Shelby Cnty Judge of Probate. AL
01/10/2017 02:43:55 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set her hand and seal, this

4th day of January, 2017.



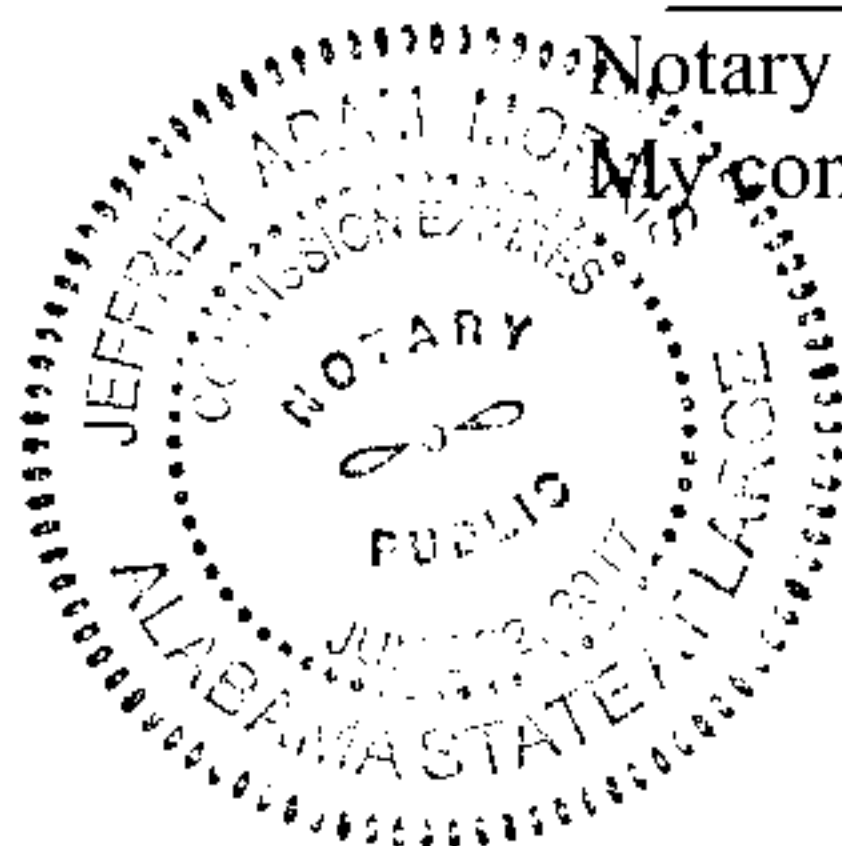
Casey Moon


STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Casey Moon**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 2017.

Notary Seal




20170110000008870 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/10/2017 02:43:55 PM 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 Casey Moan Grantee's Name Mark Wallace Burkholder
Mailing Address 166 South Pointe Drive Mailing Address Kristy Clifton Burkholder
Birmingham, AL 35209 3005 Brook Highlands Dr
Birmingham, AL 35242
Property Address 3005 Brook Highlands Dr Date of Sale 1/4/17
Birmingham, AL 35242 Total Purchase Price \$ 380,200.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20170110000008870 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/10/2017 02:43:55 PM FILED/CERT

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 1/4/17 Print Jeff Morris
Unattested Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1