

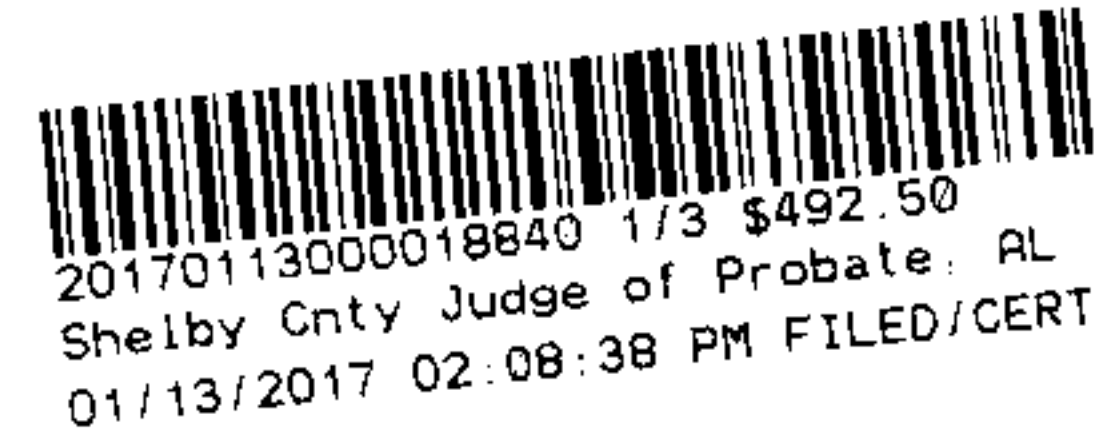
THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

PREPARED BY:
FOSTER D. KEY
P.O. BOX 360345
BIRMINGHAM, AL 35236

SEND TAX NOTICE TO:
B&L BURTON PROPERTIES, LLC
320 HIGHWAY 304
CALERA, AL 35040

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned GRANTOR in hand paid by the Grantee herein, the receipt whereof is acknowledged, BART LEE BURTON, a married man [herein referred to as Grantor], do grant, bargain, sell and convey unto B&L BURTON PROPERTIES, LLC [herein referred to as GRANTEE], the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the North Half of SE ¼ of SE ¼ of Section 4, Township 22 South, Range 2 West which lies West and South West of the County Road Relocation as shown by the Right of Way Map of Interstate Highway Number I-65, a copy of which is recorded in Right of Way Book at Page 9G Office of the Judge of Probate of Shelby County, Alabama, less and except Highway Rights of Way, and less and except cemetery situated on said property, and less and except one (1) acre more or less beginning at the SE Corner of the West side of the County Road and running West for 300 feet; thence North at 90 degrees for 100 feet, thence North East for 240 feet to the County Road, thence South for 240 feet following the County Road to the point of beginning previously deeded by Action Agency, Inc., to the Alabama District Church of the Nazarene, Corporation and less and except a small portion of which was previously deeded to Joe Emmons and wife in Deed 269 Page 802; situated in Shelby County, Alabama.

Subject to titled all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 342, Page 644, in Probate Office of Shelby County, Alabama.

Subject to current ad valorem taxes and all other easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines, agreements and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

The hereinabove described property does not constitute a part of the homestead of the hereinabove named Grantor or his spouse.

Shelby County, AL 01/13/2017
State of Alabama
Deed Tax: \$471.50

To have and to hold unto the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of January, 2017.

Bart L. Burton (L.S.)
BART LEE BURTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BART LEE BURTON, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2017.

Foster D. Key
Notary Public
My Commission Expires



20170113000018840 2/3 \$492.50
Shelby Cnty Judge of Probate, AL
01/13/2017 02:08:38 PM FILED/CERT

Grantor's Name: Bart Lee Burton

Mailing Address: 616 Hillsdale Road
Jasper, AL 35504

Property Address: 320 Highway 304
Calera, AL 35040

Grantee's name: B&L Burton Properties, LLC

320 Highway 304
Calera, AL 35040

Date of Sale:

Total Purchase Price: \$10.00

or


Actual Value

or

Assessor's Market Value: \$471,260.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Appraisal
☒ Other:


20170113000018840 3/3 \$492.50
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