

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


20170113000018850 1/3 \$256.50
Shelby Cnty Judge of Probate, AL
01/13/2017 02:08:39 PM FILED/CERT

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 L. 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:

Begin at the NE corner of SW ¼ of SE ¼, Section 4, Township 22 South, Range 2 West, run thence South 0 deg. 48 min. 37 sec. West 260 feet to a point on the State fence; thence NW along state fence 130 feet to a point; thence North 20 deg. 23 min. 02 sec. West 348.94 feet to a concrete right of way monument on the South line of an unnamed county road; thence in a Southeasterly direction along the South line of said unnamed county road to a point where it intersects with the North line of the SE ¼ of SE ¼ of said Section 4; thence North 89 deg. 25 min. 24 sec. West 295.51 feet along said North line of SE ¼ of SE ¼ to the point of beginning; being situated in the NW ¼ of SE ¼, SW ¼ of SE ¼ and the NE ¼ of SE ¼ of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 193 page 111 in Probate Office of Shelby County, Alabama.
Right of Way granted to State of Alabama by instrument recorded in Deed Book 228 page 22 in Probate Office of Shelby County, Alabama.

Easement to Postal Telegraph Cable Company as shown by instrument recorded in Deed Book 80 page 43 in Probate office of Shelby County, Alabama.

Easement to American Telephone & Telegraph as shown by instrument recorded in Deed Book 193 page 314 in Probate Office of Shelby County, Alabama.

The warranties herein do not cover or extend to that portion hereof containing .0577 acres, more or less, lying in the Southwest Quarter of the Southeast Quarter (SW ¼ of SE ¼) of Section 4, Township 22 South, Range 2 West.

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

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

Shelby County, AL 01/13/2017
State of Alabama
Deed Tax:\$235.50

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.

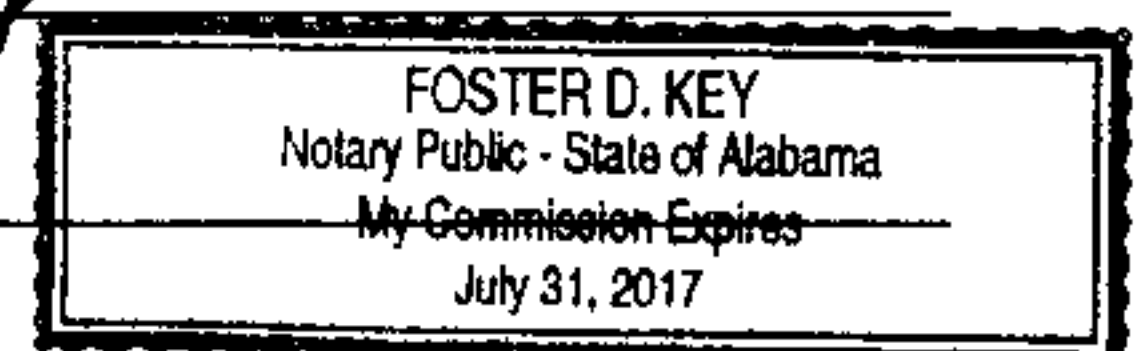
Bart L. Burton (L.S.)
BART L. BURTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BART L. 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



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Grantor's Name: Bart L. Burton

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

Mailing Address: 616 Hillsdale Road
Jasper, AL 35504

320 Highway 304
Calera, AL 35040

Property Address: Parcel #28 2 10 0 001 003.000

Date of Sale:

Total Purchase Price: \$10.00

or

Actual Value

or

Assessor's Market Value: \$235,370.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Appraisal
☒ Other:


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