

This instrument prepared by:
Mike Galloway
931 Sharit Avenue, Suite 113
Birmingham, AL 35071

SEND TAX NOTICE TO:
Timothy L. Burns and Jenny S. Burns
2111 Baneberry Dr.
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA

)

20170920000342040

SHELBY COUNTY

)

09/20/2017 10:46:40 AM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Eighty-One Thousand And No/100 Dollars (\$381,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jeffrey M. Palombo and Jennifer M. Palombo, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy L. Burns and Jenny S. Burns (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 3227, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14, Page 53, in the Probate Office of Shelby County, Alabama.

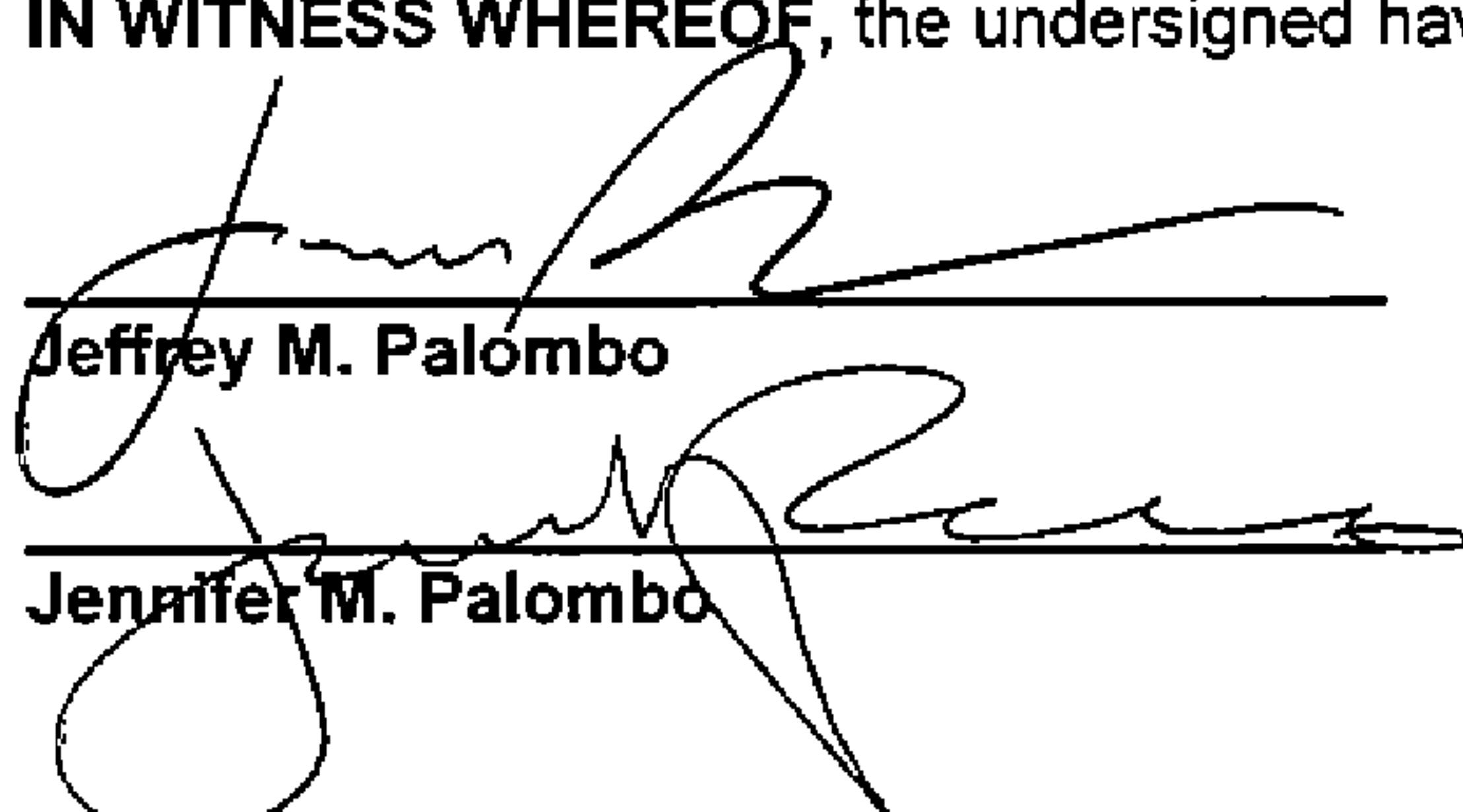
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

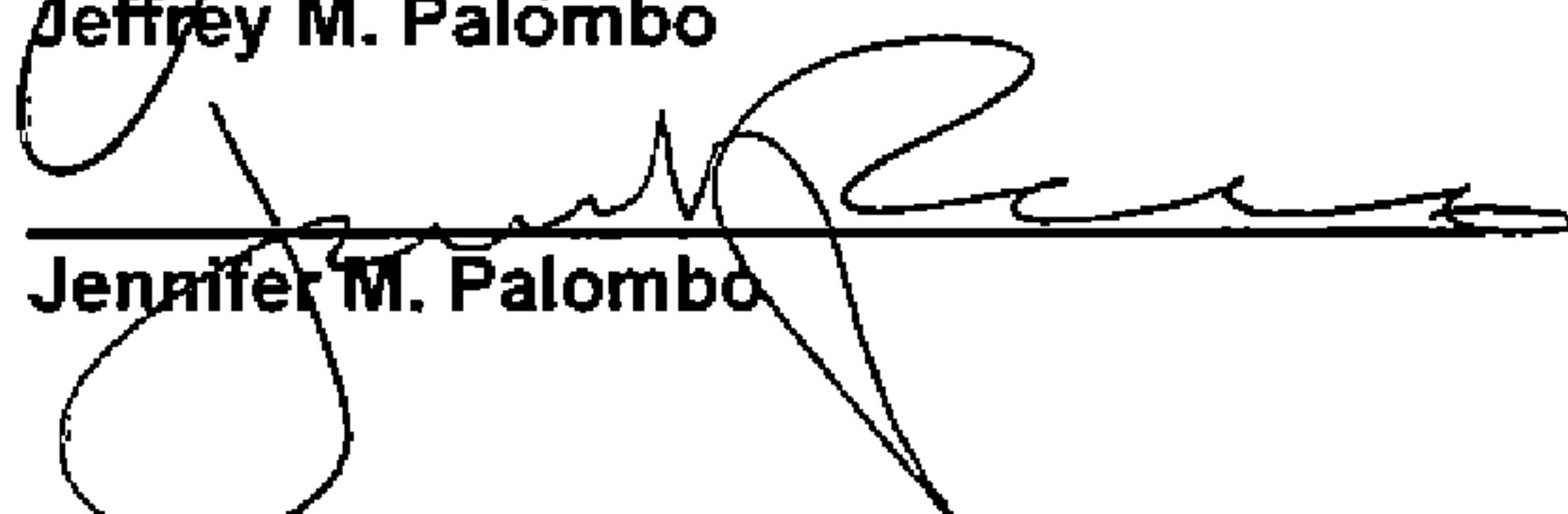
Subject to a third party mortgage in the amount of \$85,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 7, 2017.

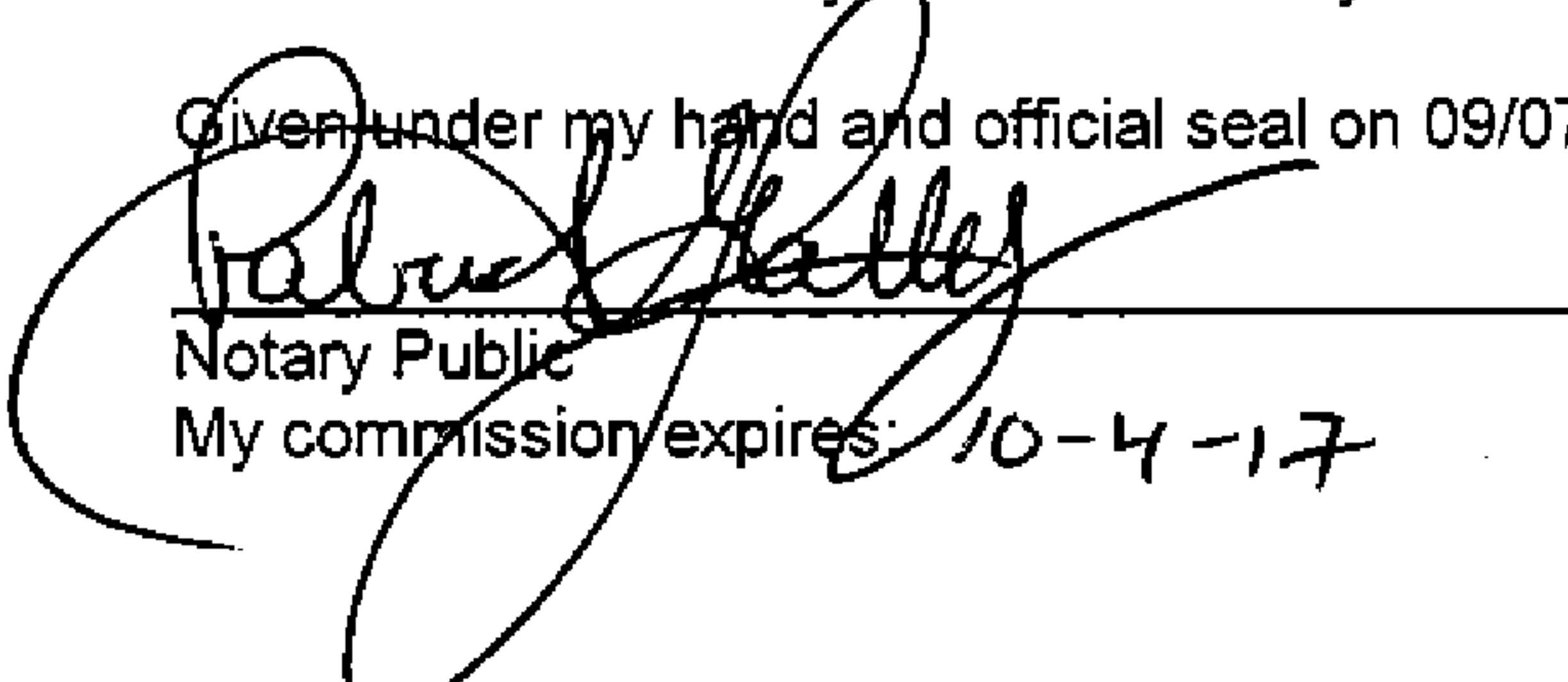

Jeffrey M. Palombo


Jennifer M. Palombo

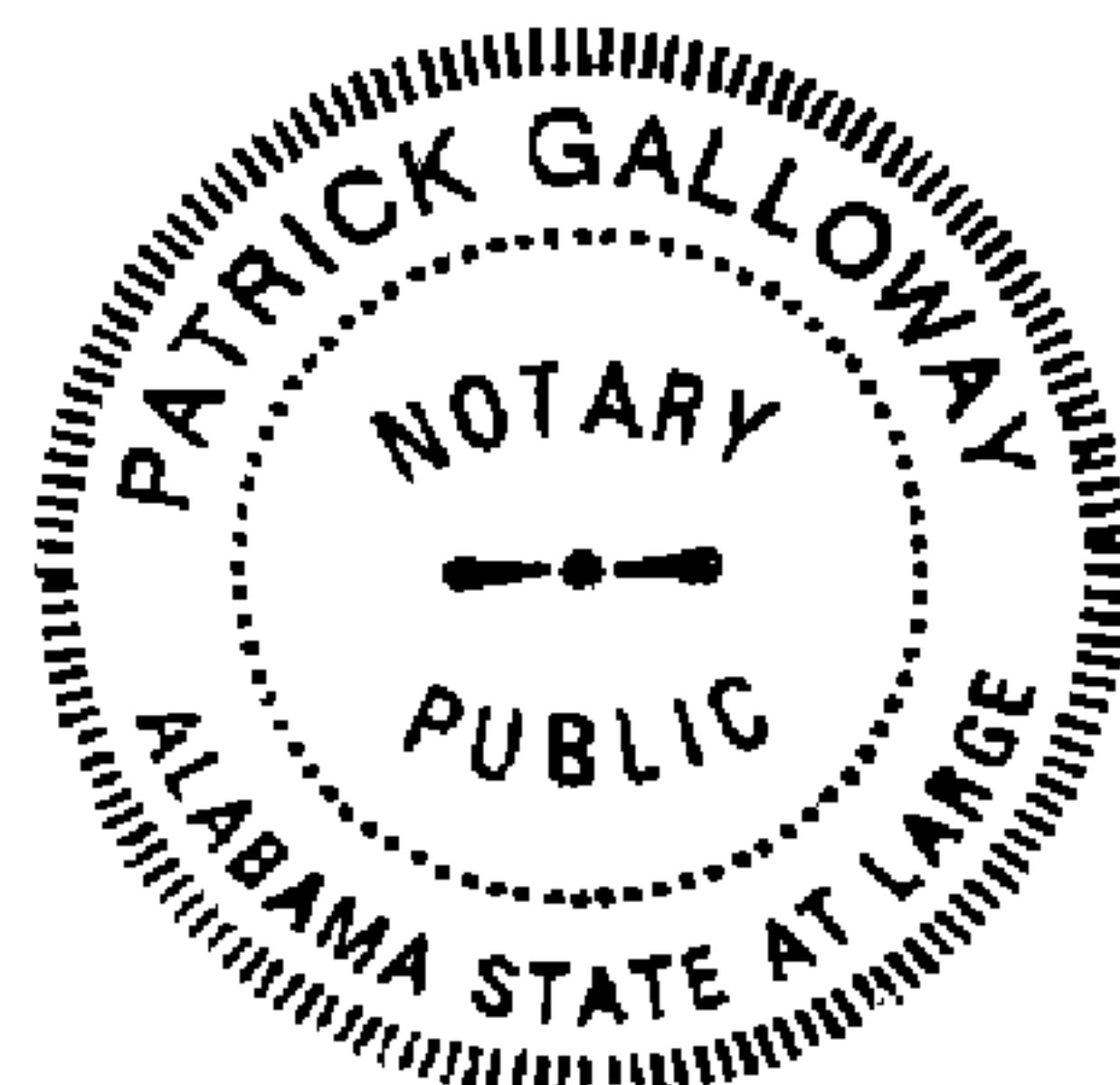
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jeffrey M. Palombo and Jennifer M. Palombo whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 7th day of September, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 09/07/2017.


Patrick Galloway
Notary Public

My commission expires: 10-4-17



Real Estate Sales Validation Form

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

Grantor's Name Jeffrey M. Palombo and Jennifer M. Palombo Grantee's Name Timothy L. Burns and Jenny S. Burns

Mailing Address 2111 Baneberry Dr.
Hoover, AL 35244Mailing Address 2111 Baneberry Dr.
Hoover, AL 35244Property Address 2111 Baneberry Dr.
Hoover, AL 35244

Date of Sale	September 7, 2017
Total Purchase Price	\$381,000.00
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 - Jeffrey M. Palombo and Jennifer M. Palombo, 2111 Baneberry Dr., Hoover, AL 35244.

Grantee's name and mailing address - Timothy L. Burns and Jenny S. Burns, 2111 Baneberry Dr., Hoover, AL 35244.

Property address - 2111 Baneberry Dr., Hoover, AL 35244

Date of Sale - September 7, 2017.

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.

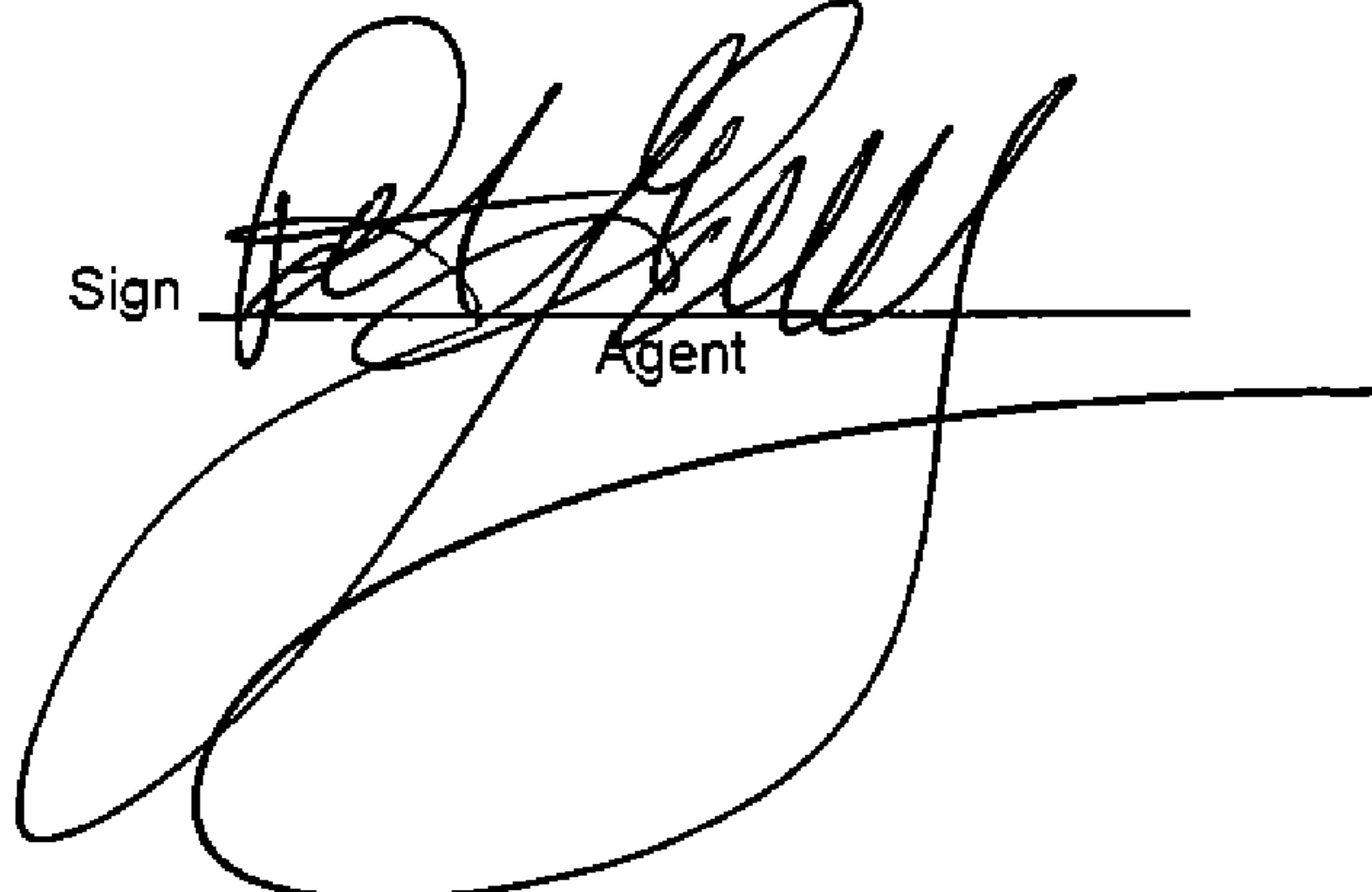
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: September 7, 2017

Sign _____

Agent _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/20/2017 10:46:40 AM
\$399.00 CHERRY
20170920000342040

