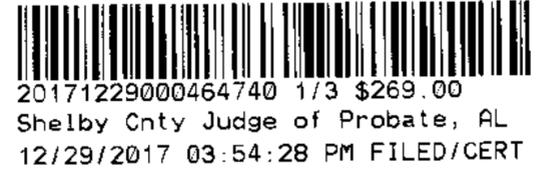


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

Shelby County, AL 12/29/2017
State of Alabama
Deed Tax:\$248.00

[Space Above This Line For Recording Data]

WARRANTY DEED
Joint tenants with right of survivorship



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100's Dollars (\$10.00)** to the undersigned,

Bart L. Burton and wife, Lisa Burton

(hereinafter referred to as grantors), in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Bart L. Burton and wife, Lisa Burton

(hereinafter referred to as grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, Burton's Addition to Calera, as shown on plat recorded in Map Book 47, Page 61 in the Probate Office of Shelby County, Alabama.

Subject to:

- **Rights or claims of parties in possession of the above described property not shown by the public records.**
- **Easements or claims thereof, which are not shown by the public records.**
- **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.**
- **Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.**
- **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date of the commitment for title insurance but prior to the recording date of this Warranty Deed**
- **The policy does not insure against any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- **Ad Valorem taxes for the year 2018, and subsequent years.**
- **Municipal improvements, taxes, assessments and fire district dues against subject property, if any.**
- **Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together**

with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

- Right of way granted to State of Alabama for Federal Highway I-65.
- Right of way granted to State of Alabama as set forth in Deed Book 197, Page 465, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to 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 or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, we have hereunto set my hand and seal, this the 21st day of December, 2017.

WITNESS:

Bart L. Burton
Bart L. Burton

Lisa Burton
Lisa 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 and Lisa Burton, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of December, 2017.

Ray M. Jency
Notary Public

My Commission expires:
January 17, 2018

SEND TAX NOTICE TO:

Bart L. Burton
745 Highway 304
Calera, Alabama 35004



20171229000464740 2/3 \$269.00
Shelby Cnty Judge of Probate, AL
12/29/2017 03:54:28 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Bart L Burton

Mailing Address : 745 Highway 304
Calera, AL 35040

Grantee's Name: Bart L Burton
Lisa Burton

Mailing Address: 745 Highway 304
Calera, AL 35040

Property Address: See legal description on Deed

Date of Transfer: December 21, 2017

Total Purchase Price \$248,000.00 (Half 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)

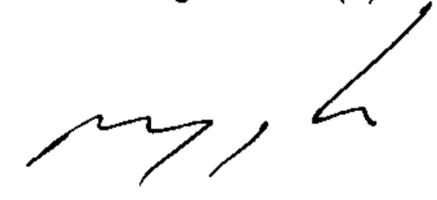
- | | | | |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/> | Bill of Sale | <input type="checkbox"/> | Appraisal |
| <input checked="" type="checkbox"/> | Sales Contract | <input type="checkbox"/> | Other |
| <input checked="" type="checkbox"/> | 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.

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: December 21, 2017

x

Sign 
verified by closing agent
F. Wayne Keith Attorney

RT-1

