THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046

20180202000036930 1/3 $22.00
Shelby Cnty Judge of Probate, AL
02/02/2018 02:12:11 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:
PO Box 194
Pelham AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Fifty-Five Thousand Dollars ($55,000.00) and other valuable considerations to the undersigned GRANTORS, **John R. Burns, Jr. and wife Cheryl A. Burns,** in hand paid by the GRANTEE, **Julius G. Curtis,** the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEE, the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 7, in Block 10, according to the Survey of the Second Addition to Pine Grove Camp, dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, Map of which is recorded in recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of the SE ¼ of the SE ¼ of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

$58,585.00 of the Purchase price was obtained by a Purchase Money Mortgage.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Instrument # 20040720000403340

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executor, administrators, successors and assigns forever.

AND THE GRANTORS, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executors, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we are will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, on this 26th day of January, 2018.

John R. Burns Jr.
John R. Burns, Jr.

Cheryl A Burns
Cheryl A. Burns

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STATE OF ALABAMA)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **John R. Burns, Jr. and wife Cheryl A. Burns**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2018.

CLAY MADDOX NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC
My Commission Expires: 4-22-19

Real Estate Sales Validation Form

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

Grantor's Name John & Cheryl Burns
Mailing Address 33 Kirkland Rd.
Sealy, AL 36875

Grantee's Name Julius G. Curtis
Mailing Address PO Box 194
Pelham, AL 35124

Property Address 134 N Sr. 143
Shelby, AL 35

Date of Sale 1-26-18
Total Purchase Price $ 55,000.00
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
X Sales Contract
___ Closing Statement
___ Appraisal
___ Other ___

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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 1-26-18 Print Clay Maddox

___ Unattested ___ Sign ___
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1