

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Sharron A. Flannery
565 13th Street
Calera, AL 35040

20180529000186560
05/29/2018 12:49:09 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ten Thousand And No/100 Dollars (\$110,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bob M. Burdette, an unmarried man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sharron A. Flannery (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A parcel of land in the City of Calera, Alabama, being more particularly described as follows:

From the Southwest corner of Lot 16, Block 66 according to the Dunstan's Map of Calera, also being described as the point of intersection of the North right of way line of 6th Avenue and the East right of way line of 13th Street, as beginning point; run North along the East right of way line of said 13th Street 200.0 feet; thence deflect right 87°14'34" for 210.243 feet; thence deflect right 92°45'26" for 209.75 feet to the North right of way line of said 6th Avenue; thence deflect right 89°54'03" along the North right of way line of said 6th Street 210.0 feet to the beginning point, said survey being a part of Lot 12, all of Lots 13, 14, 15 and 16, Block 66, said Dunstans Map of Calera. Being bounded on the South and West by public street ; on the East by an abandoned alley and on the North by the remainder of Lot 12.

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 \$110,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 23, 2018.



Bob M. Burdette

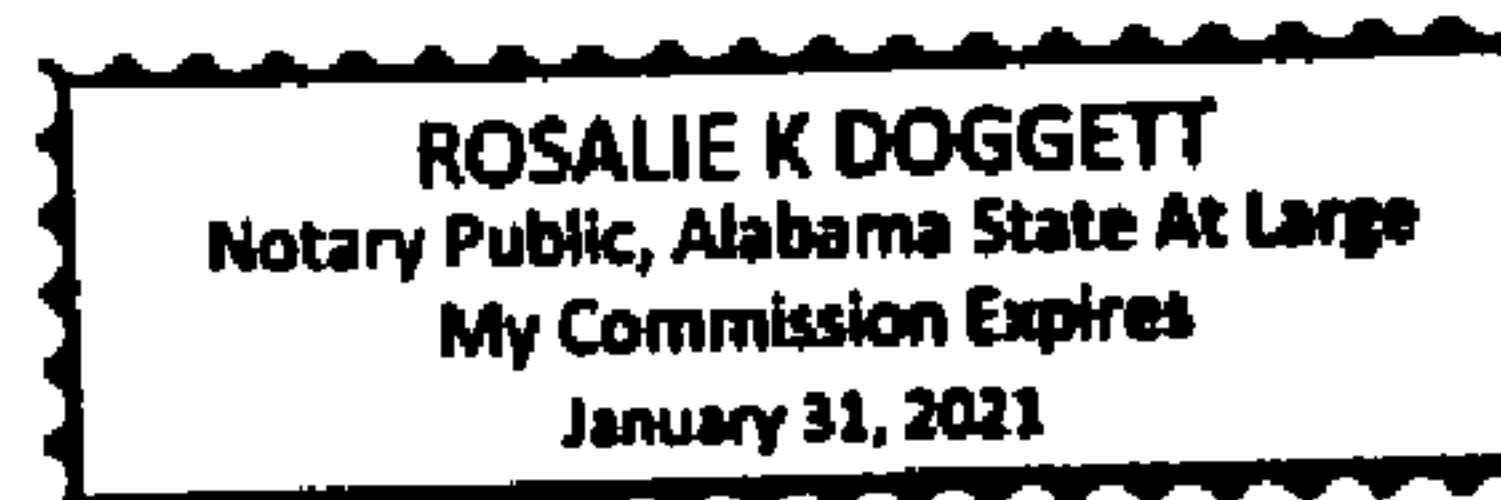
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Bob M. Burdette 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23 day of May, 2018.


Notary Public

My commission expires: 1/31/21



Real Estate Sales Validation Form

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

Grantor's Name Bob M. Burdette

Grantee's Name Sharron A. Flannery

Mailing Address _____
_____Mailing Address 565 13th Street
Calera, AL 35040Property Address 565 13th Street
Calera, AL 35040

Date of Sale May 23, 2018

Total Purchase Price \$110,000.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ Closing StatementIf 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 - Bob M. Burdette, . .

Grantee's name and mailing address - Sharron A. Flannery, 565 13th Street, Calera, AL 35040.

Property address - 565 13th Street, Calera, AL 35040

Date of Sale - May 23, 2018.

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: May 23, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/29/2018 12:49:09 PM
 \$19.00 CHERRY
 20180529000186560