

Send tax notice to:
Patricia Wright Burks
809 Willow Oak Drive
Birmingham, AL 35244

This Instrument Prepared By:
Dale B. Stone, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)


That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Patricia Wright Burks, as Manager of WB, L.L.C., an Alabama limited liability company (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Patricia Wright Burks, a married woman, an undivided Eighty-Seven percent (87%) interest and unto Patricia Wright Burks, as Trustee of the GST Exempt Trust U/W/O Ruth B. Wright, an undivided Thirteen percent (13%) interest, as tenants in common (hereinafter referred to as "Grantees"), in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference

SOURCE OF TITLE: Inst. #2000-42651

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any


20181005000355580 1/4 \$158.50
Shelby Cnty Judge of Probate, AL
10/05/2018 08:23:42 AM FILED/CERT

Shelby County, AL 10/05/2018
State of Alabama
Deed Tax: \$133.50

reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The above property does not constitute the homestead of the Grantor.

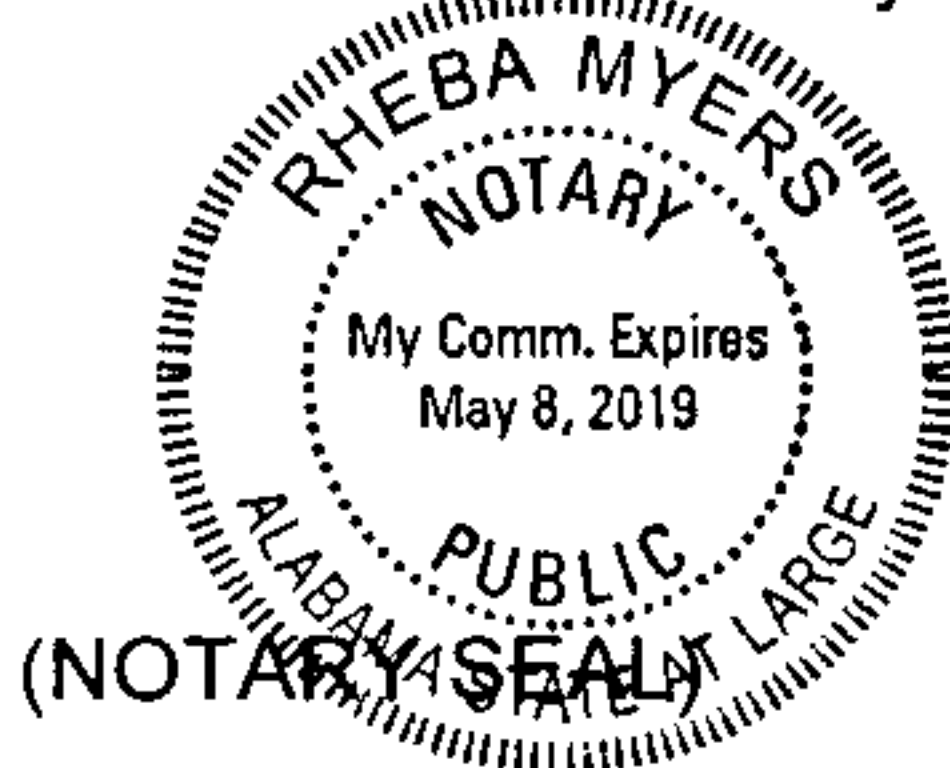
IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto by the Grantor's Manager who is authorized to execute this conveyance, on September 13, 2018.

WB, L.L.C., LLC

By: Patricia Wright Burks
Printed name: Patricia Wright Burks
Its: Manager

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Patricia Wright Burks, in her capacity as Manager of WB, L.L.C., an Alabama limited liability company, 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, in her said capacity and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand on September 13, 2018.



Rheba Myers
Notary Public

Rheba Myers
Printed Name

My Commission Expires MY COMMISSION EXPIRES MAY 8, 2019

EXHIBIT "A"

PROPERTY DESCRIPTION

A parcel of land situated in the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 19 South, Range 3 west, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Northeast corner of the E 1/2 of the Southeast 1/4 of Southwest 1/4 of Section 25, Township 19 South, Range 3 West; thence in a southerly direction along the east line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section, a distance of 514.82 feet; thence 115 degrees 08 minutes 11 seconds right, in a northwesterly direction, a distance of 381.71 feet;; thence 70 degrees 55 minute 05 seconds right in a northerly direction a distance of 359.05 feet to the north line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section; thence 84 degrees 45 minutes 28 seconds right and run along said line a distance of 307.72 feet to the point of beginning. Said parcel contains 3.30 acres more or less.



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Real Estate Sales Validation Form

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

Grantor's Name WB, L.L.C., an Alabama limited
Mailing Address liability company
809 Willow Oak Drive
Birmingham, AL 35244

Grantee's Name Patricia Wright Burks, individually and
Mailing Address as Trustee of the GST Ex Tr
809 Willow Oak Drive
Birmingham, AL 35244

Property Address PCL ID

Date of Sale Exchange: 8/1/18

Total Purchase Price \$ 133,020.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 Agreement

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 9/13/18

Print Patricia Wright Burks

Sign

Patricia Wright Burks

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1