

SEND TAX NOTICE TO:
Frankie C. Osborn

828 Reach Crest
Birmingham, AL 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181115000403330
11/15/2018 08:55:03 AM
DEEDS 1/8

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand Five Hundred dollars & no cents (\$16,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Reva Lynn Burns Durfeld, a married woman, Martha Burns, an unmarried woman, Heather Burns, an unmarried woman, Allen Burns, a married man, and Chad Burns, a married man,** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Frankie C. Osborn** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached "Exhibit A".

This property does not constitute the homestead of any of the Grantor(s).

Subject to: (1) Taxes for the year 2019 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

Any outbuildings located outside the property boundary lines as shown on survey of Surveying Solutions, Inc. . Carl Daniel Moore, Reg.. L.S. #12159, dated 11/5/2018.

Title being vested in Merrel A. Burns and wife, Doris Burns by deed dated September 1, 1955 and being filed January 8, 1956 in Book 177, Page 253. Doris Burns having died the 23rd day of July, 1995 her heirs, by Affidavit as to Heirs recorded, being Merrel A. Burns and Michael Allen Burns and Reva Lynn Burns Durfeld. Merrel A. Burns deceased, Case No 40-177 Shelby County, Alabama, his heirs being Michael A. Burns and Reva L. Durfeld. Michael Allen Burns, deceased, Case No. PR-2064-000017, Shelby County, Alabama and Case No R-064, Coosa County, Alabama his heirs being Martha Burns, Heather Burns, Allen Burns and Chad Burns.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this 13th day of November, 2018.

_____(Seal)

_____(Seal)

Reva Lynn Burns Durfeld (Seal)
Reva Lynn Burns Durfeld

_____(Seal)

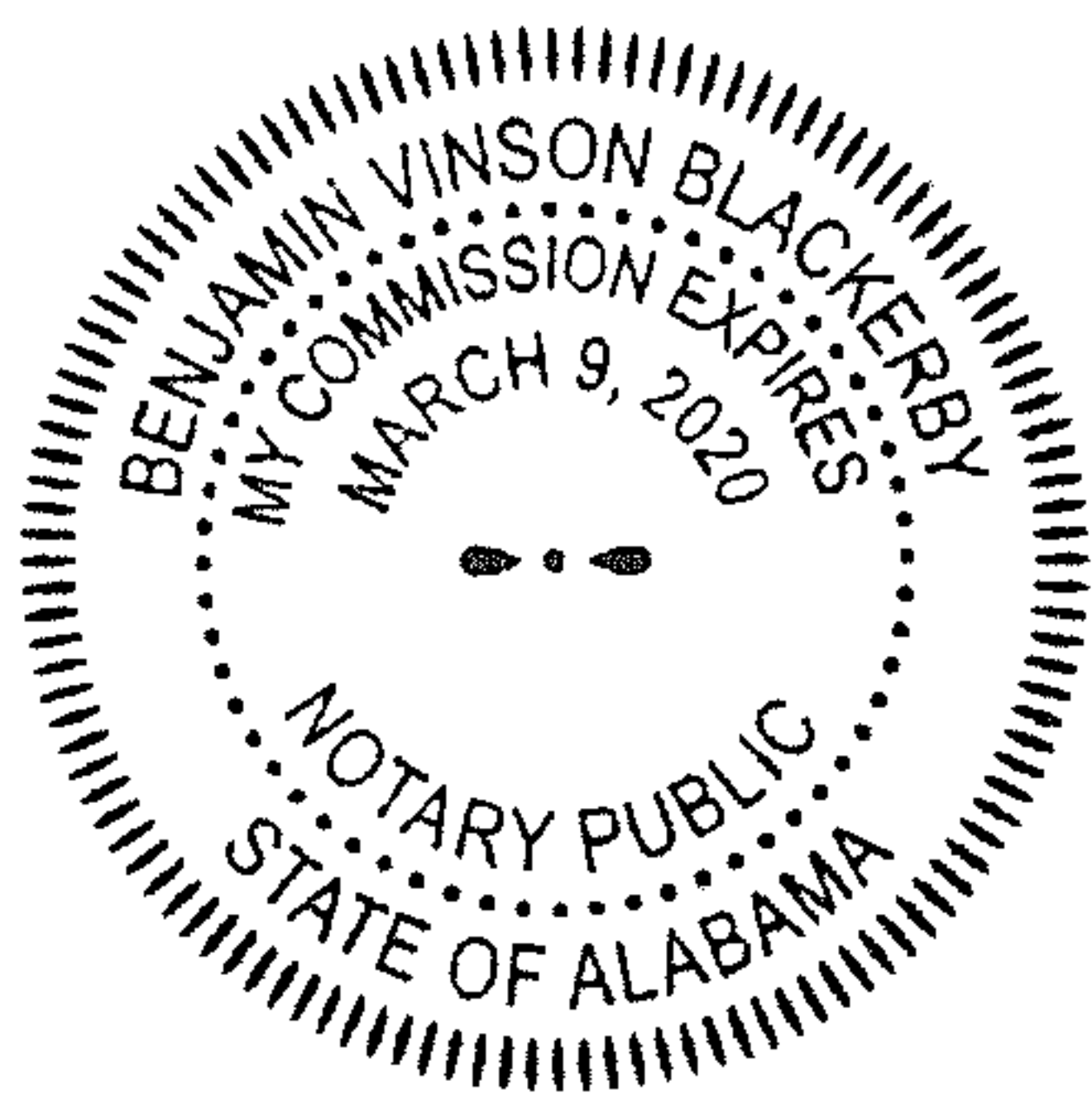
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Reva Lynn Burns Durfeld**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2018



[Signature]
Notary Public.

(Seal)

My Commission Expires: 3-9-20

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IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 13 day of November, 2018.

Martha Burns (Seal)
Martha Burns

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha Burns**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 2018

William P. Cockrell, II
Notary Public.

(Seal)
My Commission Expires: 1/9/2021
WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 13th day of November, 2018 .


Heather Burns (Seal)

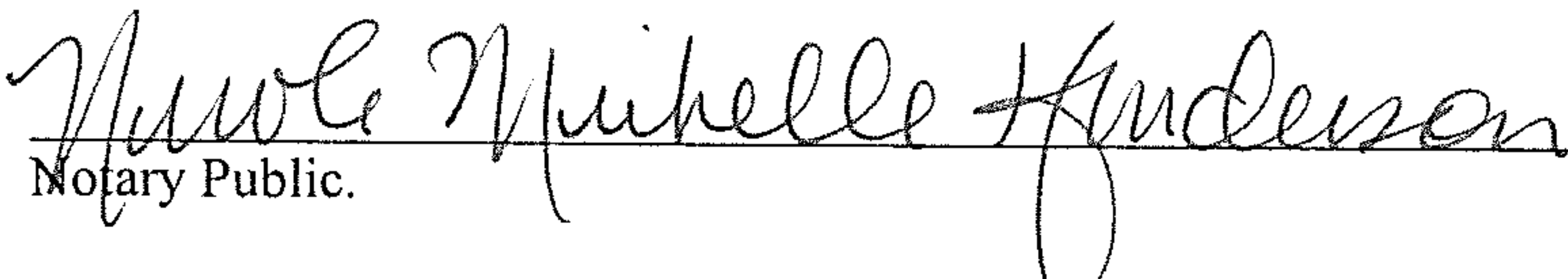
STATE OF ALABAMA

General Acknowledgement

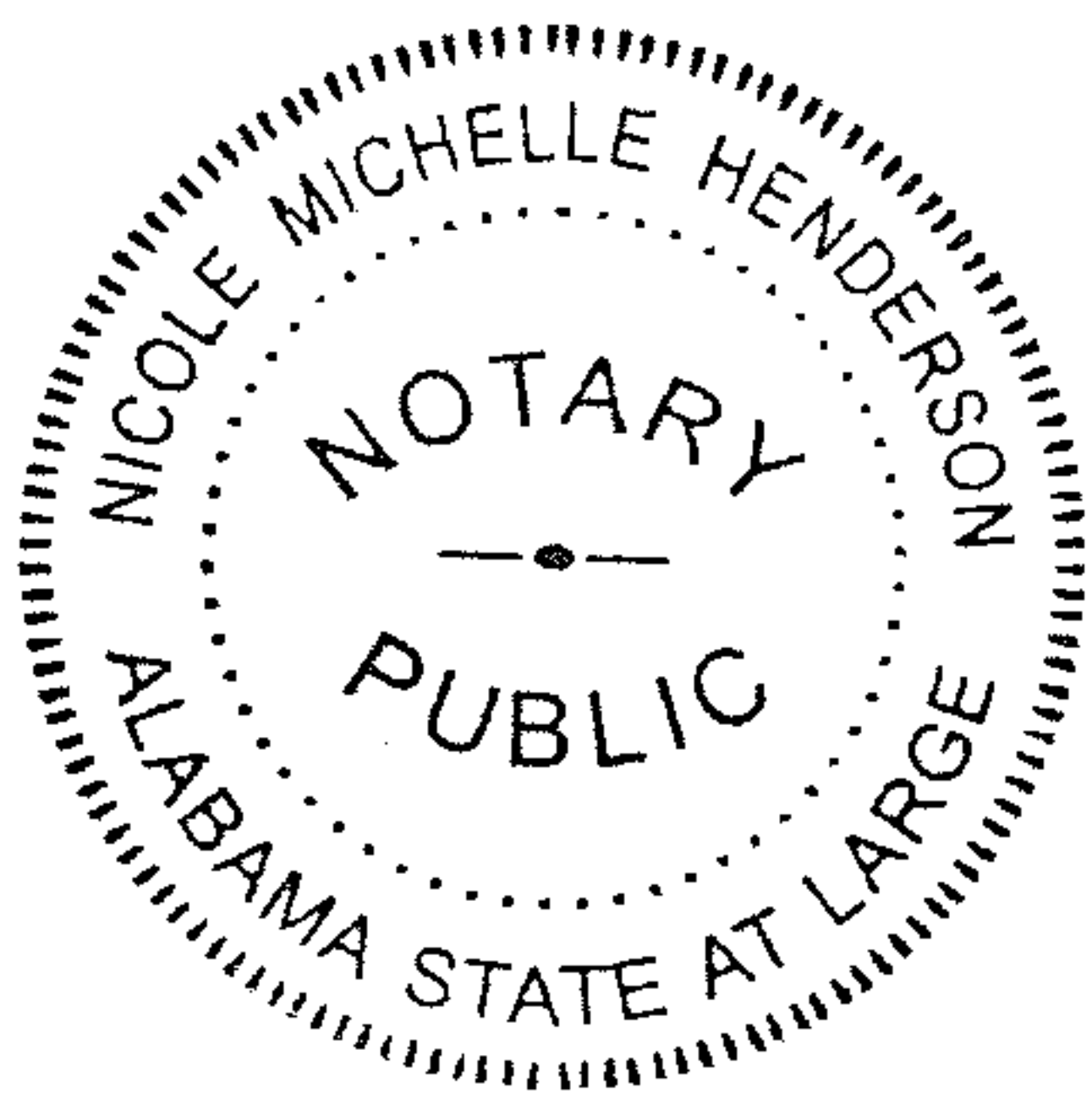
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Heather Burns** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2018

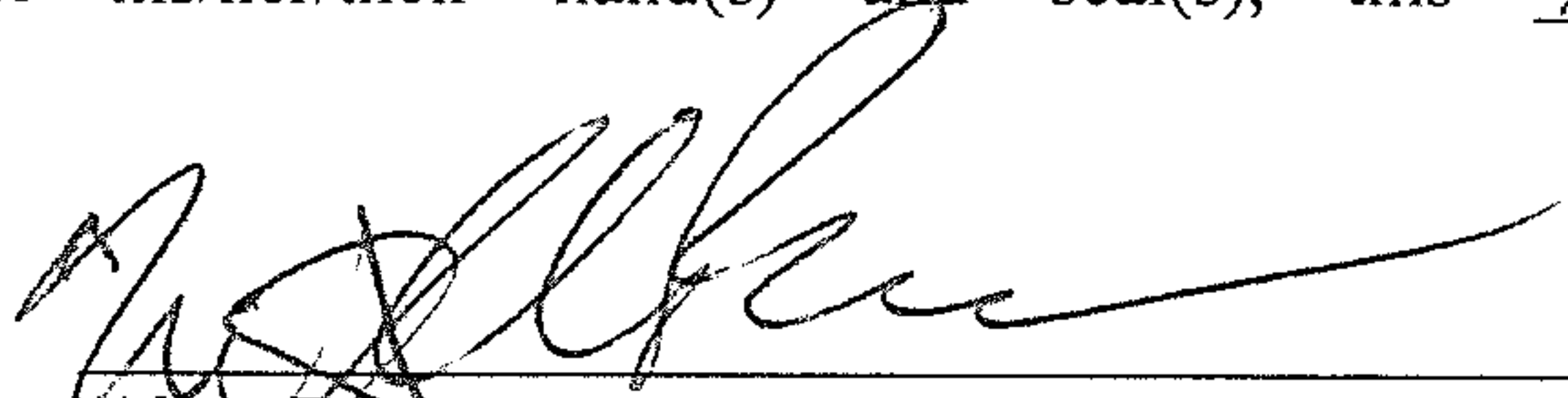

Notary Public.

(Seal)
My Commission Expires: 3/30/22



20181115000403330 11/15/2018 08:55:03 AM DEEDS 4/8

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 13 day of November, 2018.

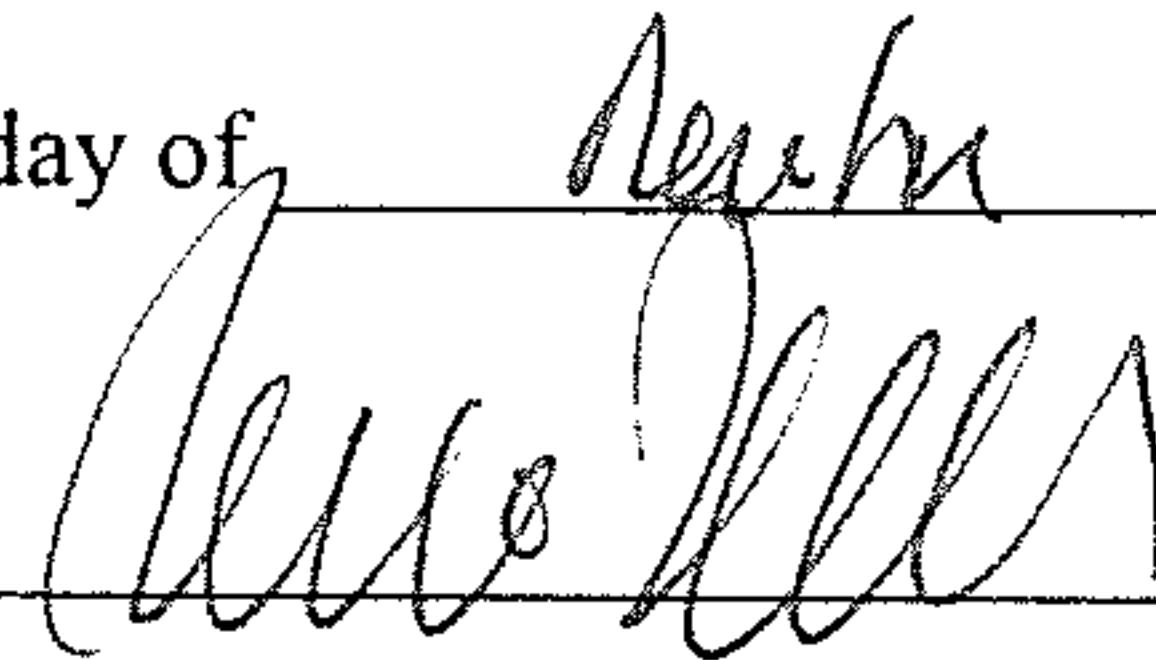

Allen Burns (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allen Burns**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 2018


Notary Public.

(Seal)
My Commission Expires: 1/9/21

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 25 day of October, 2018 .


Chad Burns (Seal)

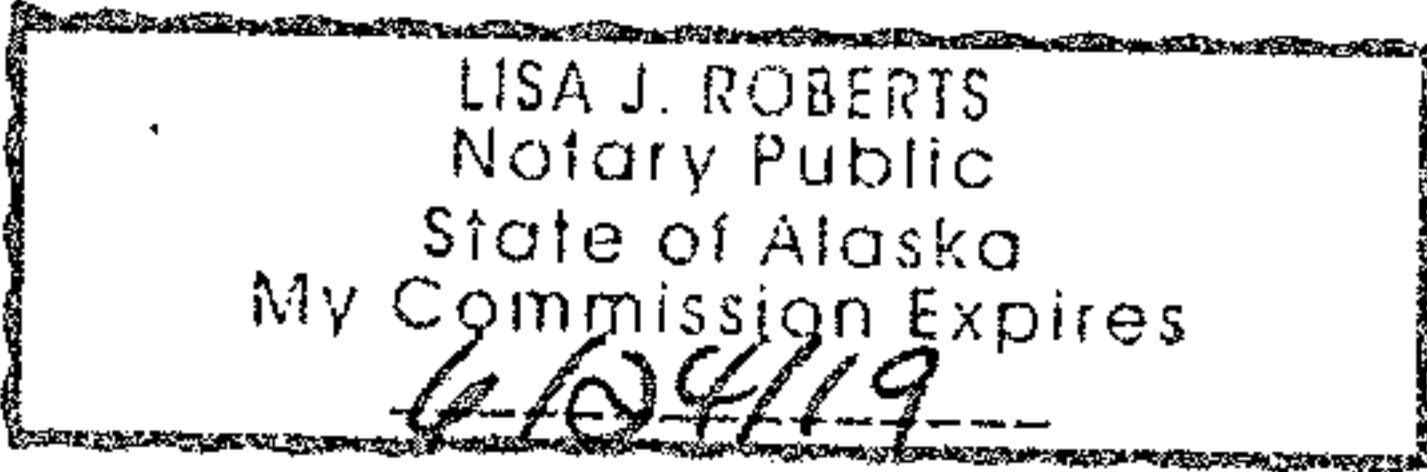
STATE OF ~~ALABAMA~~ Alaska
~~JEFFERSON COUNTY~~ Third Judicial District General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chad Burns** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October, 2018


Notary Public.

(Seal)
My Commission Expires: 6/24/19



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Exhibit "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN NORTH 89°17'33" EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 420.00 FEET TO A POINT; THENCE RUN SOUTH 01°03'42" WEST FOR A DISTANCE OF 126.00 FEET AN IRON PIN SET WITH SSI CAP ON THE SOUTH RIGHT- OF -WAY LINE OF WESTOVER ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°03'42" WEST FOR A DISTANCE OF 237.47 FEET TO A 1" OPEN TOP IRON FOUND ON THE NORTHWEST RIGHT-OF-WAY LNE OF LYBRAND ROAD; THENCE RUN NORTH 44°10'24" EAST ALONG SAID NORTHWEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 146.32' TO AN IRON PIN SET WITH SSI CAP; THENCE RUN NORTH 12°12'05" EAST FOR A DISTANCE OF 130.87 FEET TO AN IRON PIN SET WTH SSI CAP ON THE SOUTH RIGHT-OF-WAY LINE WESTOVER ROAD; THENCE RUN NORTH 87°54'45" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 125.30 FEET TO THE POINT OF BEGINNNG,.

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Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Reva Lynn Burns Durfeld, Martha Burns, Heather Burns, Allen Burns and Chad Burns Grantee's Name Frankie C. Osborn

Mailing Address Mailing Address 828 Reach Crest
Property Address 4161 Westover Road, Sterrett, Alabama 35147 Birmingham, AL 35242
Date of Sale 11/13/2018
Total Purchase Price \$16,500.00
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 Statement

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.

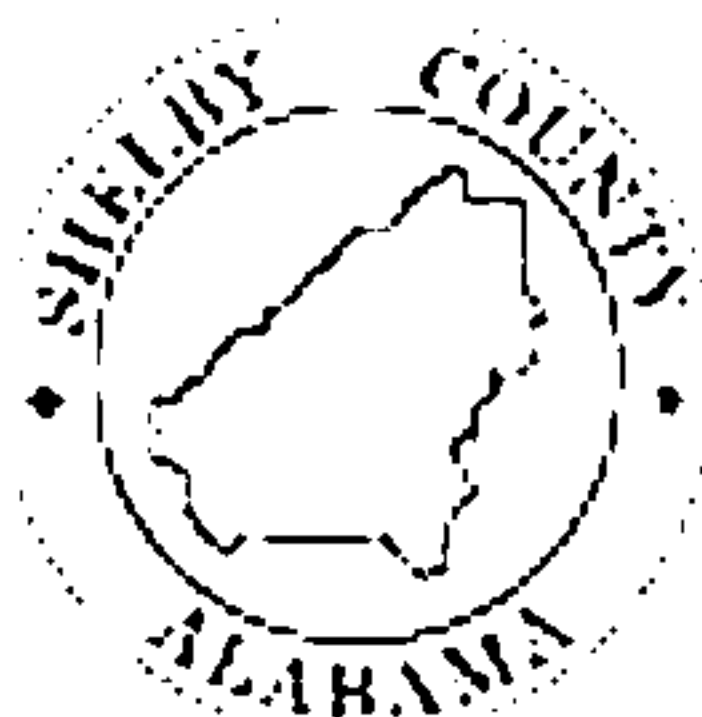
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11/13/18 Print Frankie C. Osborn
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2018 08:55:03 AM
\$55.50 CHERRY
20181115000403330

Allen S. Byrd