


This Instrument Prepared By:  
Terry D. Turner, Jr., Esq.  
GENTLE, TURNER, SEXTON & HARBISON, LLC  
501 Riverchase Parkway East, Suite 100  
Hoover, AL 35244  
(205) 716-3000

Send Tax Notices To:  
Thomas L. Burch, Sr. and Peggy J. Burch  
530 Laurel Woods Trail  
Helena, AL 35080

  
20190314000082790 1/3 \$97.50  
Shelby Cnty Judge of Probate, AL  
03/14/2019 03:19:54 PM FILED/CERT

*[Space above reserved for recording information]*

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Thomas L. Burch, Sr. and Peggy J. Burch (the "Grantors"), a married couple, do hereby grant, bargain, sell and convey unto Thomas Leon Burch, Jr., and Jenny Sue Burch Merkl (collectfully, the "Grantees"), reserving unto the Grantors a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 86, according to the Survey of Laurel Woods, Phase IV, as recorded in Map Book 18, Page 97, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

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

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever, subject to the reservation of the life estate of Thomas L. Burch, Sr. and Peggy J. Burch.

The Grantors do individually and for the heirs, executors, and administrators of the Grantors, covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this deed and affixed the seal of the Grantors thereto on this the 13<sup>th</sup> day of March, 2019, at Shelby County, Alabama.

GRANTORS

Thomas L. Burch  
Thomas L. Burch, Sr.

Peggy J. Burch  
Peggy J. Burch

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

ACKNOWLEDGMENT

I, Michele Gotte, a Notary Public for the State at Large, hereby certify that Thomas L. Burch, Sr. and Peggy J. Burch, whose names are signed to the foregoing Warranty Deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this 13<sup>th</sup> day of March, 2019.

**My Commission Expires:  
October 25, 2020**

Notary Public  
My Commission Expires:

[Signature]

The draftsman makes no warranty that the description referenced by this document is correct or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.



# Real Estate Sales Validation Form

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

Grantor's Name Thomas L. Burch Sr.  
Mailing Address Peggy J. Burch  
530 Laurel Woods Tr  
Helen, AL 35890

Grantee's Name Thomas Leon Burch Jr  
Mailing Address Jenny Sue Burch Medel  
Same

Property Address Same

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 153,000 - 76,500  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 3-14-19

Print \_\_\_\_\_

Unattested

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verif



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