

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
ROY ALLEN BURKS
MELISSA GAIL BURKS
99 TWILIGHT WAY
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **CHARLES H MCDONALD AND WIFE BETTY SUE MCDONALD**, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **ROY ALLEN BURKS AND MELISSA GAIL BURKS** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.
- 7) Right of Way to use the concrete Drive that divides 99 Twilight way and 90 Twilight way

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, I (we) have set my (our) hand(s) and seal(s) this 4th day of June, 2019.

Charles H McDonald
CHARLES H MCDONALD

Betty Sue McDonald
BETTY SUE MCDONALD

STATE OF Alabama
Selby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CHARLES H MCDONALD AND BETTY SUE MCDONALD**, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2019.

[Signature]
Notary Public

My Commission Expires:

9/28/22

EXHIBIT "A"

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 1 East; thence run South 1°55'08" East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 634.54 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 349.10 feet; thence turn left and run South 59°51'37" East a distance of 247.79 feet; thence turn left and run North 1°55'08" West a distance of 480.62 feet; thence turn left and run South 88°04'52" West a distance of 210.0 feet to the point of beginning.
Said property containing 2.0 acres, more or less.

20190605000192890 06/05/2019 08:05:48 AM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name: CHARLES H MCDONALD
BETTY SUE MCDONALD

Mailing Address: _____

Property Address: _____

Grantee's Name: ROY ALLEN BURKS
MELISSA GAIL BURKS

Mailing Address: _____

Date of Sale: June 4th 2019
Total Purchase Price: \$ 2,000
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
_____ Appraisal	_____ Other Tax Assessment
<u>/</u> Sales Contract	
_____ 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 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: 6/4/19
_____ Unattested

Print: Betty Sue McDonald
Sign: Betty Sue McDonald



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 08:05:48 AM
\$26.00 CHARITY
20190605000192890

Grantor/Grantee/Owner/Agent) (circle one)

Allen S. Bayl