

STATE OF ALABAMA

COUNTY OFSHELBY

)

)



20191202000443760 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
12/02/2019 09:45:22 AM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00), and other good and valuable consideration, his day in hand paid to the undersigned GRANTOR,

**CHANNING BURGETT, formerly known as Stevie Channing Burgett,
a single person,**

(hereinafter Referred to GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey an undivided one-half (1/2) interest in and to the hereinafter described real property unto

JEREMY ALLEN BUJAN

(hereinafter referred to GRANTEE), said real property, lying and being in Shelby County, Alabama, and being more particularly described as follows; to-wit:

Lot 69, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 1-5, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Ad valorem taxes for 2019, now due and payable, and for subsequent years not due and payable;
2. Covenants and restrictions of record;
3. Any prior mineral grant or reservation of record; and
4. Mortgage recorded in said Probate Office as Instrument Number 20101008000336520, as assigned by Instrument Number 10160302000065820, as modified by Instrument Number 20161013000375680, as assigned by Instrument Number 20180417000128930, which is not assumed by the Grantee.

TO HAVE AND TO HOLD, unto the said GRANTEE, his heirs, executors, administrators and assigns, forever.

Shelby County, AL 12/02/2019
State of Alabama
Deed Tax:\$100.00

AND SAID GRANTOR covenants with the GRANTEE, his heirs, administrators, executors and assigns, that GRANTOR is lawfully seized in fee simple of the said real property; that said real property is free and clear from all liens or encumbrances except as hereinabove set forth; and that GRANTOR will defend the same to said GRANTEES, his heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTOR has hereunto caused this conveyance to be executed on the 26th day of November, 2019.


CHANNING BURGETT

STATE OF Connecticut)
COUNTY OF Hartford)


I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHANNING BURGETT, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ^{has proved with Alabama State Driver's License} IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE SAID INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN under my hand and official seal this 26th day of November, 2019.


Notary Public
My commission expires: 01-31-2024

(SEAL)
LAUREN ANDERSON
NOTARY PUBLIC -
CONNECTICUT
MY COMMISSION EXPIRES 01-31-2024

*This instrument prepared by:
G. W. Anderson, II Esq.
2620 Arlington Ave S
#71
Birmingham, AL 35225*


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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

Channing Burett

Mailing Address

1320 Windsor Station Dr

Windsor, CT 06095

Grantee's Name

Jeremy Allen Bujan

Mailing Address

4012 Eagle Ridge Ct

Birmingham, AL 35242

Property Address

4012 Eagle Ridge Ct

Birmingham, AL 35242

Date of Sale

11/26/19

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

1/2 = \$100,000

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

12/2/19

Print

Sign

Jeremy Allen Bujan

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

erified by)



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