

20200331000125350
03/31/2020 09:15:44 AM
DEEDS 1/3

RECORDING REQUESTED BY:
4208 HERITAGE OAKS CIRCLE
BIRMINGHAM, AL 35242

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44 MONROEVILLE, AL 36461

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF *shelby*

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ZERO DOLLARS (\$0.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DAVID BURNETTE, ALSO KNOWN AS SAMUEL DAVID BURNETTE AND REBECCA BURNETT, HUSBAND AND WIFE**, (herein referred to as grantors) do grant, bargain, sell and convey unto **SAMUEL DAVID BURNETTE AND REBECCA BURNETTE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY, Alabama to-wit:

LOT 4, ACCORDING TO THE SURVEY OF HERITAGE OAKS, AS RECORDED IN MAP BOOK 11, PAGES 23 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

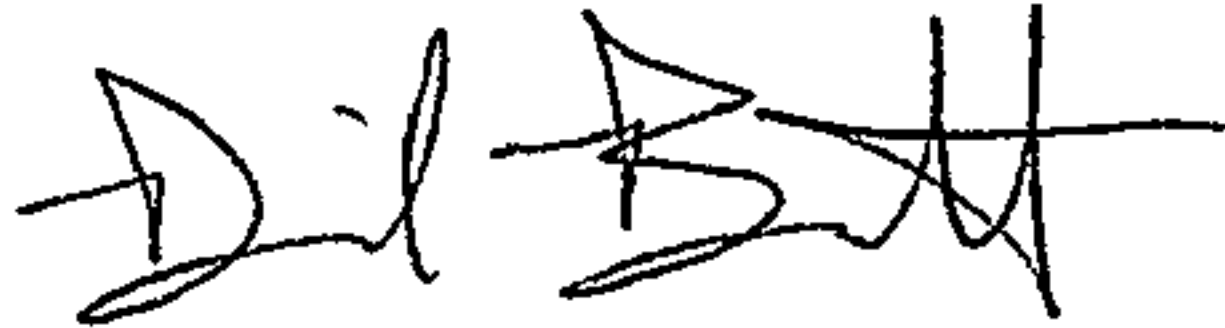
APN: 10-6-14-0-004-004.000

PROPERTY ADDRESS: 4208 HERITAGE OAKS CIRCLE, BIRMINGHAM, AL 35242

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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.

WITNESS the hands and seal of said Grantor(s) this 25th day of March, 2020.

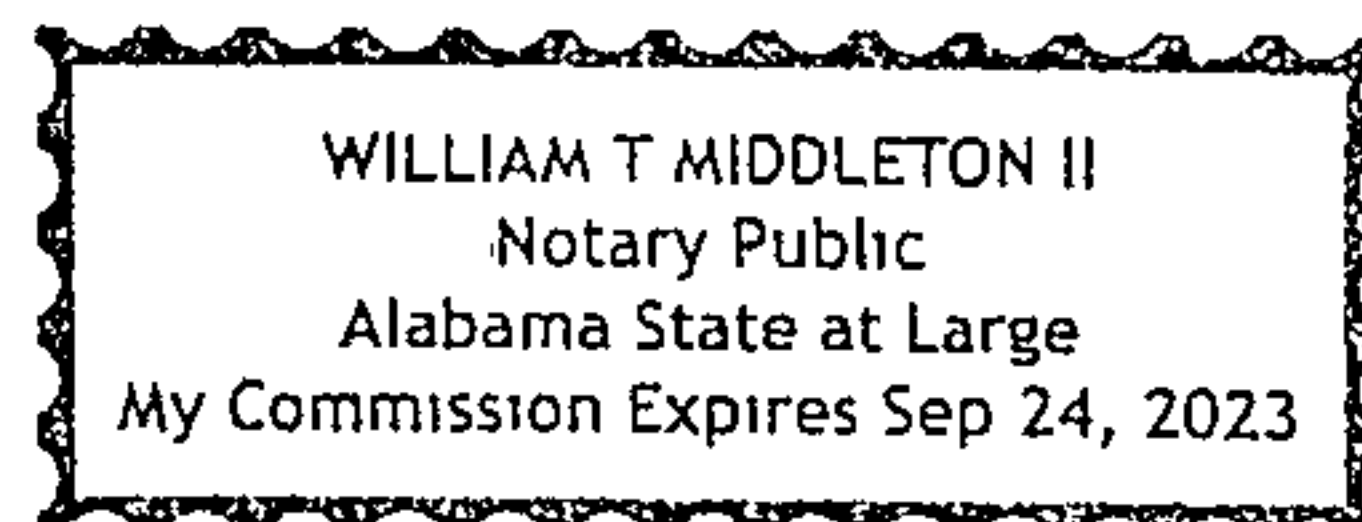

A/K/A S D B
DAVID BURNETTE,
A/K/A SAMUEL DAVID BURNETTE

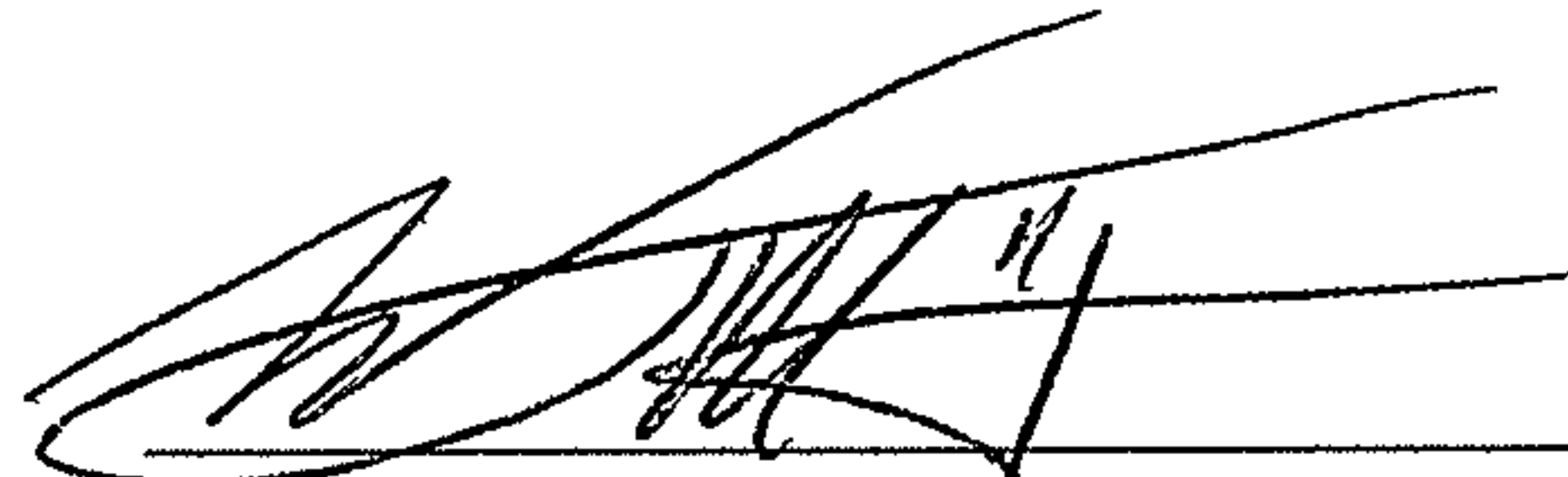

REBECCA BURNETTE

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, William T. Middleton II; a Notary Public, hereby certify that **DAVID BURNETTE, A/K/A SAMUEL DAVID BURNETTE AND REBECCA BURNETTE** 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 executed the same voluntarily on the day the same bears date. Given under my hand this 25 day of March, 2020.




Notary Public William T. Middleton II

Real Estate Sales Validation Form

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

Grantor's Name David Burnette and Rebecca Burnette
 Mailing Address 4208 Heritage Oaks Circle
Birmingham, AL 35242

Grantee's Name Samuel David Burnette and Rebecca Burnette
 Mailing Address 4208 Heritage Oaks Circle
Birmingham, AL 35242

Property Address 4208 Heritage Oaks Circle
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 253,920.00

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 Assessor's info

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 3/25/2020

Print Samuel David Burnette Rebecca Burnette

Sign Samuel David Burnette Rebecca Burnette

(Grantor/Grantee/Owner/Agent) circle one



Noted

Filed and Recorded
 Official Public Records
 (Verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/31/2020 09:15:44 AM
 \$30.00 JESSICA
 20200331000125350

Print Form

Allen S. Bayl

Form RT-1