

This instrument prepared by:
Matthew T. Jackson, 2163 Pelham Parkway, Suite 211, Pelham, Alabama 35124
WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, CHRISTINE T. ROWLETTE, became the sole owner of the fee simple interest in a parcel of real property described hereinbelow, by that certain deed recorded April 26, 2017, in the Office of the Judge of Probate of Shelby County, Alabama in Book 6, Page 70, as Instrument Number 20170426000142780; and

WHEREAS, on April 26, 2017, a Mortgage was recorded for the above-described large parcel of real property in the Office of the Judge of Probate of Shelby County, Alabama in Book 6, Page 70, as Instrument Number 20170426000142790;

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by the Grantees hereinbelow named, the receipt whereof is hereby acknowledged, the undersigned **CHRISTINE T. ROWLETTE**, an unmarried women, as **Grantor**, does hereby grant, bargain, sell and convey unto **ELEANNA M. BURKE, BRANDON M. BURKE and CHRISTINE T. ROWLETTE** as **Grantees** for and during their joint lives and with equal rights and interest for the period or term that the said **Grantees** shall survive and unto the survivor of the said **Grantees**, at the death of the others in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real property located in Shelby County, Alabama, to-wit:


Lot 35, according to the Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and Amended Map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

I have not omitted anyone from the provisions of this deed through oversight; to the contrary, I hereby declare that I have carefully considered all of my relations and all relevant circumstances in the ordering of my property as I am doing in this deed.

Subject to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges, and appurtenances thereunto belonging, or in any way appertaining, to have and to hold the same unto the Grantees in the manner and interest as set forth and stated hereinabove, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for herself and her heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she is free of all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the

Shelby County, AL 04/03/2020
State of Alabama
Deed Tax: \$126.50


20200403000131270 1/3 \$155.50
Shelby Cnty Judge of Probate, AL
04/03/2020 01:59:53 PM FILED/CERT

lawful claims of all persons; however any matter, condition or limitation set out hereinabove is excepted from any warranty.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31 day of March 2020.

Christine T. Rowlette
CHRISTINE T. ROWLETTE

STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned authority in and for said County and State, do hereby certify that **CHRISTINE T. ROWLETTE**, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31st day of March 2020.

Donna C. Osun

Notary Public

My Commission Expires
September 24, 2022


20200403000131270 2/3 \$155.50
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Real Estate Sales Validation Form

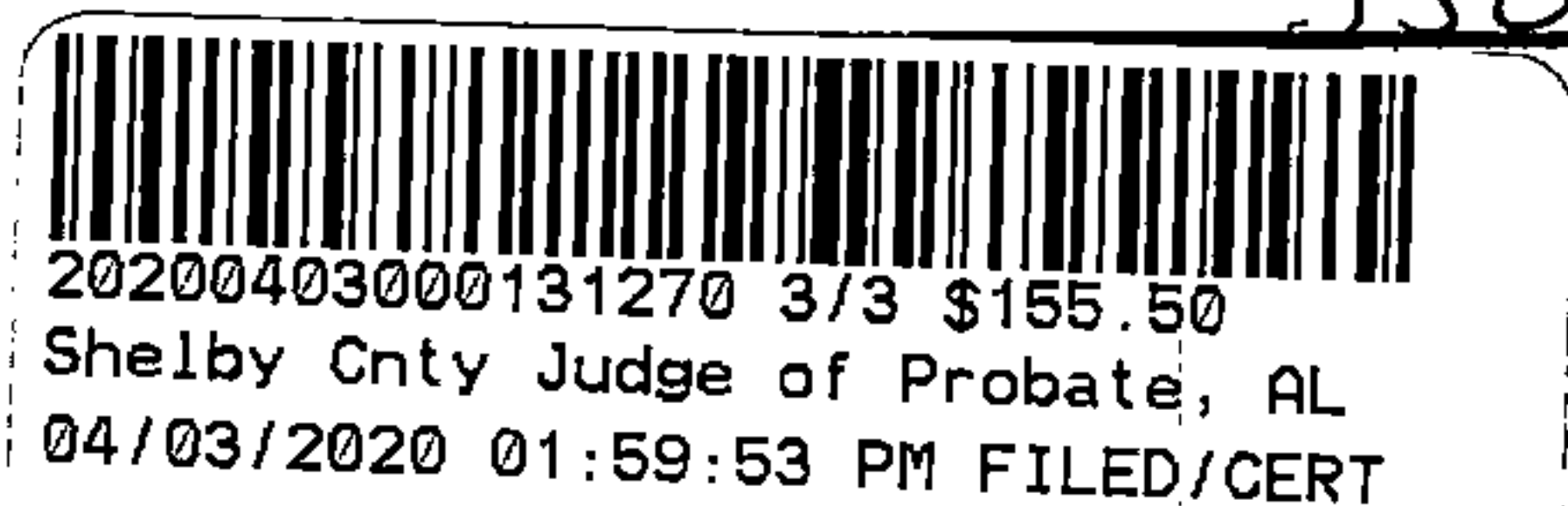
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christine T Rowlette
Mailing Address 10225 Hwy 22
Calera AL
35040

Grantee's Name Eleanora M Burke
Mailing Address Brandon M Burke
10225 Hwy 22
Calera AL 35040

Property Address 10225 Hwy 22
Calera AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 126,100



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 County Tax Assessment

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 3-31-2020

Print Christine T. Rowlette

Unattested

(verified by)

Sign Christine T. Rowlette
(Grantor/Grantee/Owner/Agent) circle one