

PREPARED BY:  
Trussell, Funderburg, Rea,  
Bell & Furgerson, P.C.  
1905 First Avenue South  
Pell City, Alabama 35125

SEND TAX NOTICE TO:

Joseph O. Burnett  
1416 Heather Lane  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred  
Ninety Three Thousand and 00/100 Dollars (\$193,000.00.00) to the undersigned Grantors,  
in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JEFFEREY  
R. BRYDE and spouse, SUMMER N. BRYDE**, (herein referred to as Grantors), grant,  
bargain, sell and convey unto **JOSEPH O. BURNETT**, (herein referred to as Grantee),  
the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 58, according to the survey of Scottsdale 3rd Addition, Phase 2, as recorded in  
Map Book 9, Page 112, Shelby County, Alabama Records.**


SUBJECT TO:

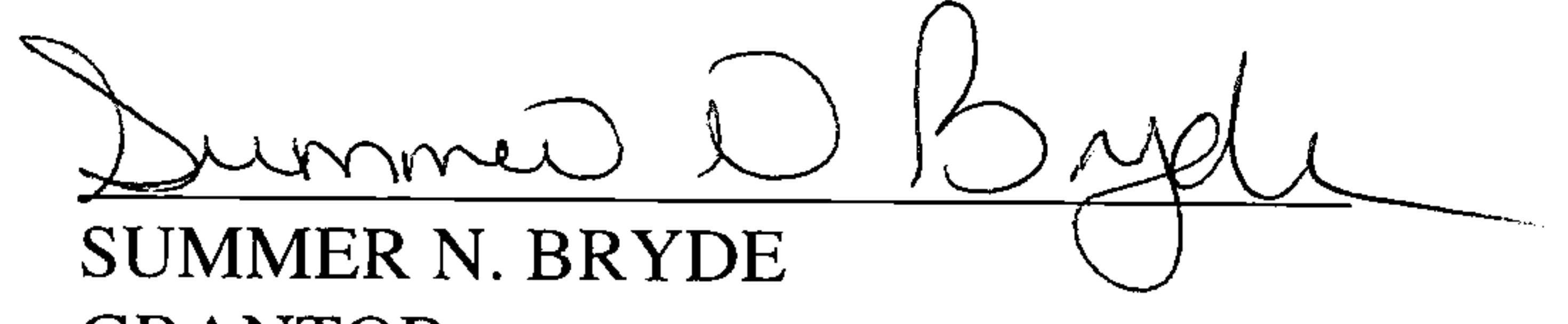
1. Taxes due and payable October 1, 2020, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Building setback line of 35 feet reserved for Heather Lane as shown by plat recorded in Map Book 9, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easements, restrictions, limitations and conditions as shown by plat recorded in Map Book 9, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Restrictions, covenants and conditions as set out in Real 57, Page 307, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 200, Page 532, in the Office of the Judge of Probate of Shelby County, Alabama.

*Jefferey R. Bryde and Jeffery R. Bryde are one and the same person.*

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever. And  
we do for ourselves and for our heirs, executors, and administrators covenant with the said  
Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises;  
that they are free from all encumbrances, unless otherwise noted above; that we have a  
good right to sell and convey the same aforesaid; that we will and our heirs, executors and  
administrators shall warrant and defend the same to the said Grantee, his heirs and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 17<sup>th</sup>  
day of March, 2020.

  
JEFFEREY R. BRYDE  
GRANTOR

  
SUMMER N. BRYDE  
GRANTOR


STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby  
certify that **Jefferey R. Bryde and Summer N. Bryde** whose names are signed to the  
foregoing conveyance, and who are known to me acknowledged before me on this date,  
that being informed of the contents of this conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and seal this the 17<sup>th</sup> day of March, 2020.

KELLY B FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 22, 2022

  
NOTARY PUBLIC  
My Commission Expires: 10/22/22

File #: 20-098C

## Real Estate Sales Validation Form

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

Grantor's Name Jefferey & Summer Bryde  
 Mailing Address 121 Eureka Road  
Lincoln, AL 35096

Grantee's Name Joseph O. Burnett  
 Mailing Address 1416 Heather Lane  
Alabaster, AL 35007

Property Address 1416 Heather Lane  
Alabaster, AL 35007

Date of Sale 03/17/2020  
 Total Purchase Price \$ 193,000.00  
 Or  
 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  
☒ Sales Contract ☐ Other \_\_\_\_\_  
☒ 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 03/17/2020

Print Joseph O. Burnett

\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

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

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk Page 3 of 3  
 Shelby County, AL  
 04/10/2020 09:24:17 AM  
 \$68.00 CATHY  
 20200410000140410

*Allen S. Bayl*