

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-20-26168

Send Tax Notice To: Matthew Jacob Burt
Zhan Renee Ray Burt

3117 Hwy 83
Vincent, AL 35178

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Five Hundred Dollars and No Cents (\$65,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gary D Barnett and Vickie D Barnett, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Jacob Burt and Zhan Renee Ray Burt**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$55,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of April, 2020.



Gary D Barnett




Vickie D Barnett

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Gary D Barnett and Vickie D Barnett, 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 and official seal this the 15th day of April, 2020.



Notary Public, State of Alabama
Jennifer Lineberry
My Commission Expires: 11-13-2023

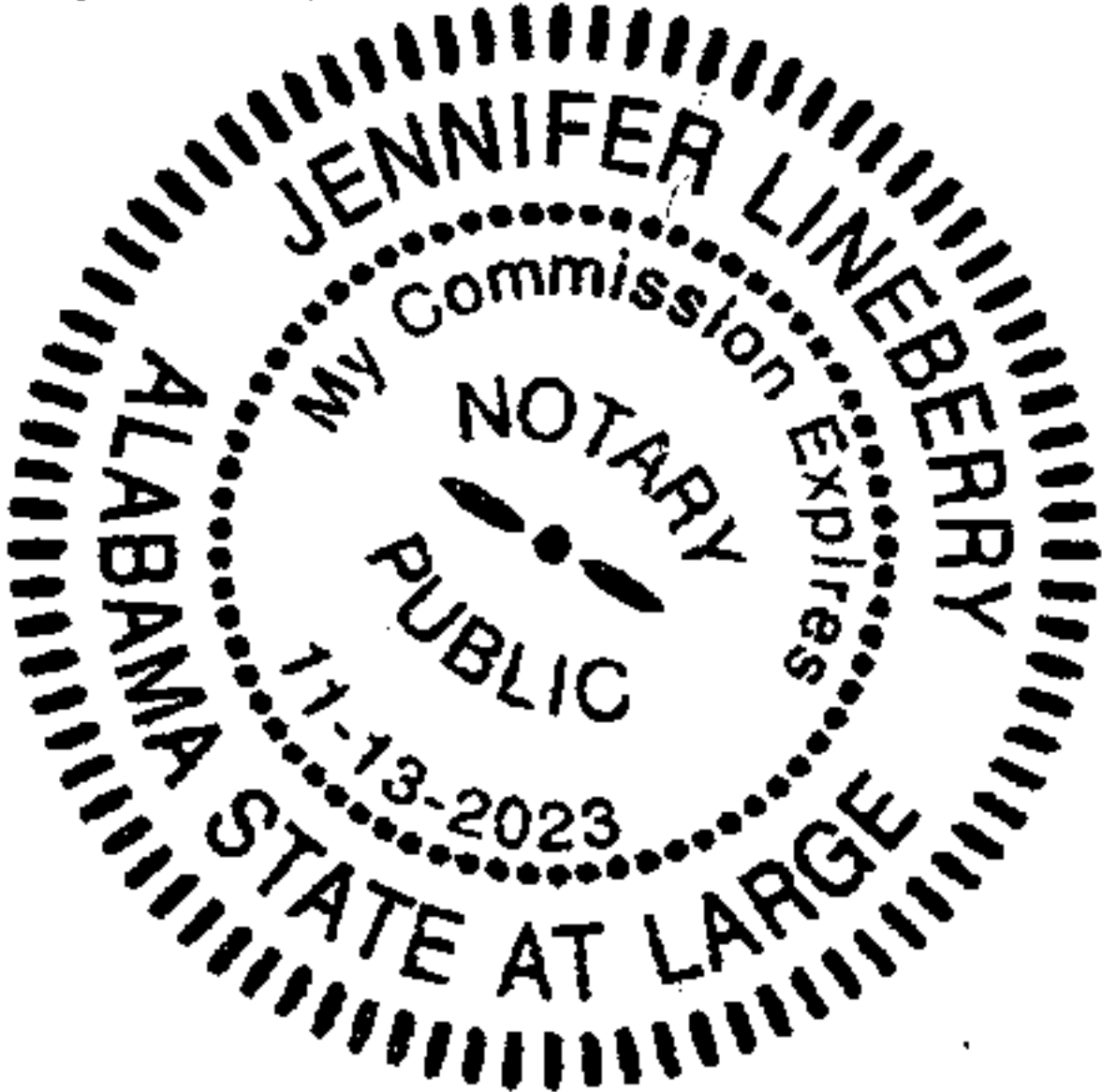


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the South $\frac{1}{2}$ of Section 9, and a part of the North $\frac{1}{2}$ of Section 16, all being in Township 19 South, Range 2 East, Shelby County Alabama, and being more particularly described as follows:

Commencing at the Southwest corner of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 24 minutes 43 seconds East a distance of 1335.59 feet; thence North 1 degree 07 minutes 50 seconds West a distance of 561.56 feet; thence continuing Northerly along said line a distance of 93.25 feet; thence North 38 degrees 57 minutes 52 seconds East, a distance of 56.29 feet; thence South 85 degrees 29 minutes 43 seconds East, a distance of 277.54 feet; thence South 85 degrees 02 minutes 00 minutes 00 seconds East, a distance of 324.96 feet to a $\frac{1}{2}$ " rebar, said point being the point of beginning of the described parcel; thence continue South 85 degrees 02 minutes 00 seconds East a distance of 204.51' to a $\frac{1}{2}$ " rebar; thence South 86 degrees 23 minutes 59 seconds East a distance of 101.15' to a $\frac{1}{2}$ " rebar; thence South 85 degrees 29 minutes 29 seconds East a distance of 457.07' to a $\frac{1}{2}$ " rebar; thence South 00 degrees, 37 minutes 32 seconds East a distance of 146.70' to a $\frac{1}{2}$ " rebar; thence North 85 degrees 02 minutes 35 seconds West a distance of 300.31' to a $\frac{1}{2}$ " rebar; thence North 85 degrees 02 minutes 35 seconds West a distance of 20.00' to a "SCS" capped rebar; thence South 03 degrees 27 minutes 49 seconds East a distance of 650.05' to a $\frac{5}{8}$ " rebar on the northerly right of way of Shelby County Highway No. 83; thence along said right of way, North 77 degrees 55 minutes 00 seconds West a distance of 317.96' to a $\frac{1}{2}$ " rebar; thence leaving said right of way, North 00 degrees 40 minutes 33 seconds West a distance of 606.43' to a $\frac{1}{2}$ " rebar; thence North 84 degrees 59 minutes 01 seconds West a distance of 166.22 to a $\frac{1}{2}$ " rebar; thence North 00 degrees 37 minutes 52 seconds East a distance of 140.39 to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Gary D Barnett Vickie D Barnett	Grantee's Name	Matthew Jacob Burt Zhan Renee Ray Burt
Mailing Address	3157 Hwy 83 Vincent AL 35778	Mailing Address	3117 Hwy 83 Vincent, AL 35778
Property Address	Vincent, AL 35778	Date of Sale	April 15, 2020
		Total Purchase Price	\$65,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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	April 13, 2020	Print	Gary D Barnett
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
Shelby County, AL
04/16/2020 10:37:19 AM
\$93.50 CATHY
20200416000148690

Allen S. Bayl