

This Instrument was Prepared by:

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

File No.: S-20-26172

Send Tax Notice To: Matthew Jacob Burt
Zhan R. 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 **Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00)**, 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, **Charles Dan Dale Newton and Kerrie Newton, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew Jacob Burt and Zhan R. 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.

\$294,500.00 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.

Charles Dan Dale Newton
Charles Dan Dale Newton

Kerrie Newton
Kerrie Newton

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Charles Dan Dale Newton and Kerrie Newton, 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.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/22/2020

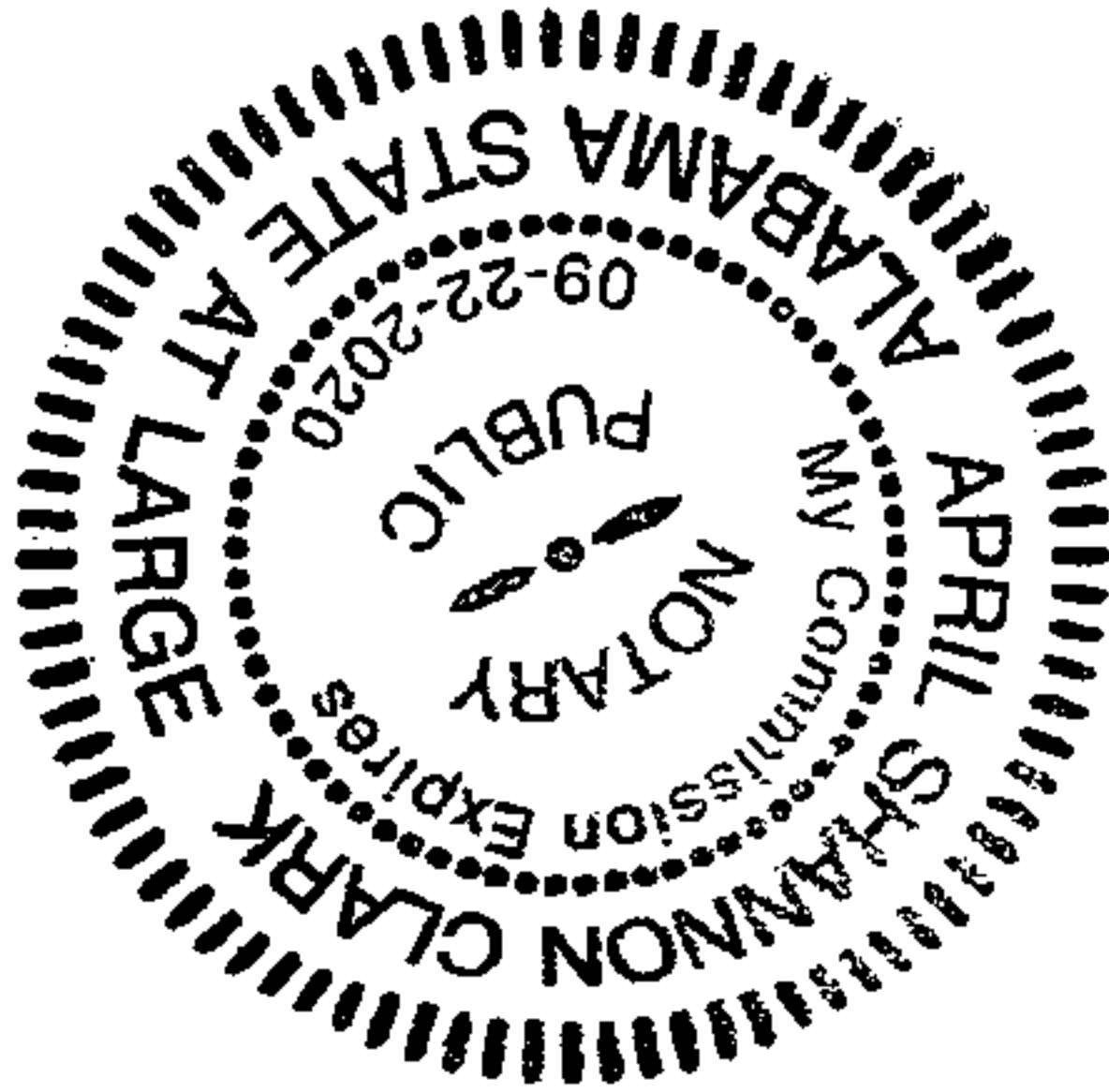


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

Tract 5-A: A Resurvey of Part of Lot 5 Shelby Estates, and also being a part of the South ½ of the SE ¼ of the SW ¼ of Section 9, Township 19 South, Range 2 East and a part of the NE ¼ of the NW ¼ Section 16, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the South ½ of the SE ¼ of the SW ¼ of Section 9, Township 19 South, Range 2 East, thence run South along the West line thereof a distance of 92.26 feet; thence turn left 84° 26' and run Southeasterly a distance of 1100.00 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 300.00 feet; thence turn right 84° 26' and run South a distance of 742.59 feet to the Northerly right of way line of County Road No. 83; thence turn right and run Northwesterly along said right of way line a distance of 320 feet, more or less, thence turn right and run Northerly a distance of 646.62 feet to the point of beginning.

The above described property is one and the same as property conveyed to Gary D. Barnett and Vickie D. Barnett in Warranty Deeds recorded in Volume 357, Page 597 and Real 9, Page 782, in the Probate Office of Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Parcel II:

Commence at the Northwest Corner of the South ½ of the SE ¼ of the SW ¼ of Section 9, Township 19 South, Range 2 East; thence run South along the West Line thereof a distance of 92.26 feet; thence turn left 84°26' and run Southeasterly a distance of 1100.00 feet to the point of beginning of the property described herein; thence turn an interior angle to the left of 96°40'09" and run South a distance of 647.42 feet to the Northerly right of way of County Road No. 83; thence turn an interior angle to the left of 01°45'04" and run Northerly 650.05 feet; thence turn an interior angle to the left of 81°34'47" and run Southeasterly 20.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Charles Dan Dale Newton Kerrie Newton	Grantee's Name	Matthew Jacob Burt Zhan R. Burt
Mailing Address	17240 Hwy 62 Vincent AL 35178	Mailing Address	3117 Hwy 83 Vincent, AL 35178
Property Address	3117 Hwy 83 Vincent, AL 35178	Date of Sale	April 15, 2020
		Total Purchase Price	\$310,000.00
		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 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	Charles Dan Dale Newton
Unattested		Sign	Charles Dan Dale Newton
	(verified by)		(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 10:49:33 AM
\$43.50 CATHY
20200416000148730

Allen S. Bayl