

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Edward D. Burquez
426 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY ONE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$61,750.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Edward D. Burquez and JoAnn Burquez, husband and wife* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Edward D. Burquez* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

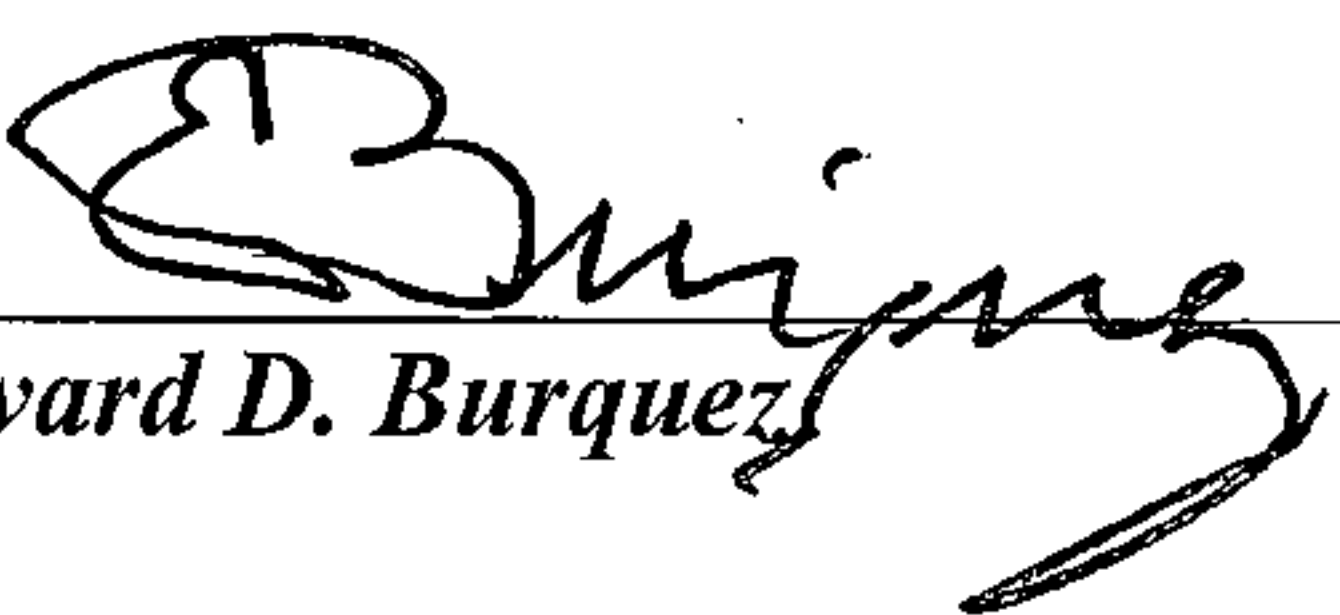
See Attached Exhibit "A" – Legal Description

- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2020.
 - 2. Easements, restrictions, rights of way, and permits of record.

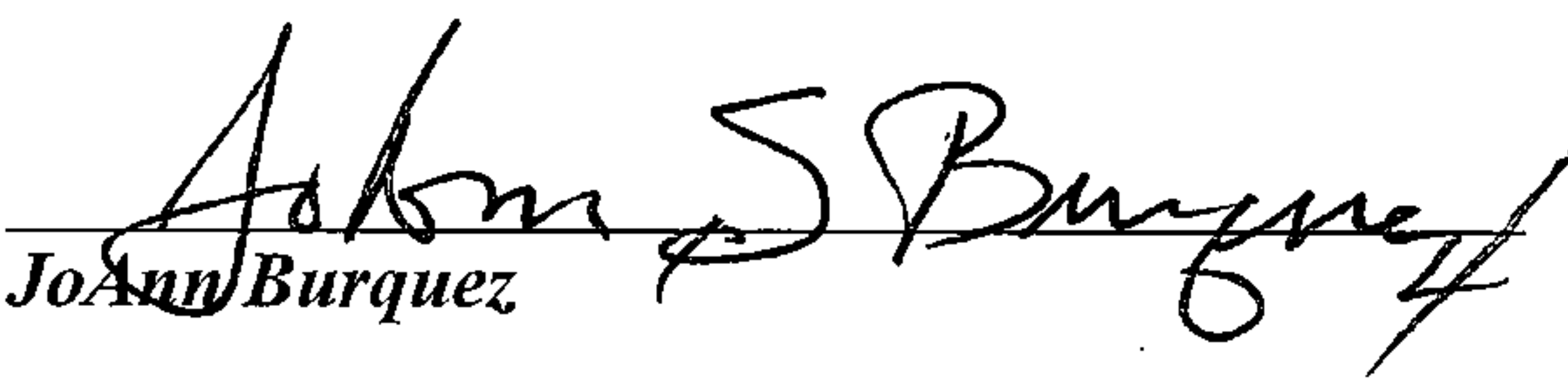
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of June, 2020.



Edward D. Burquez



JoAnn Burquez

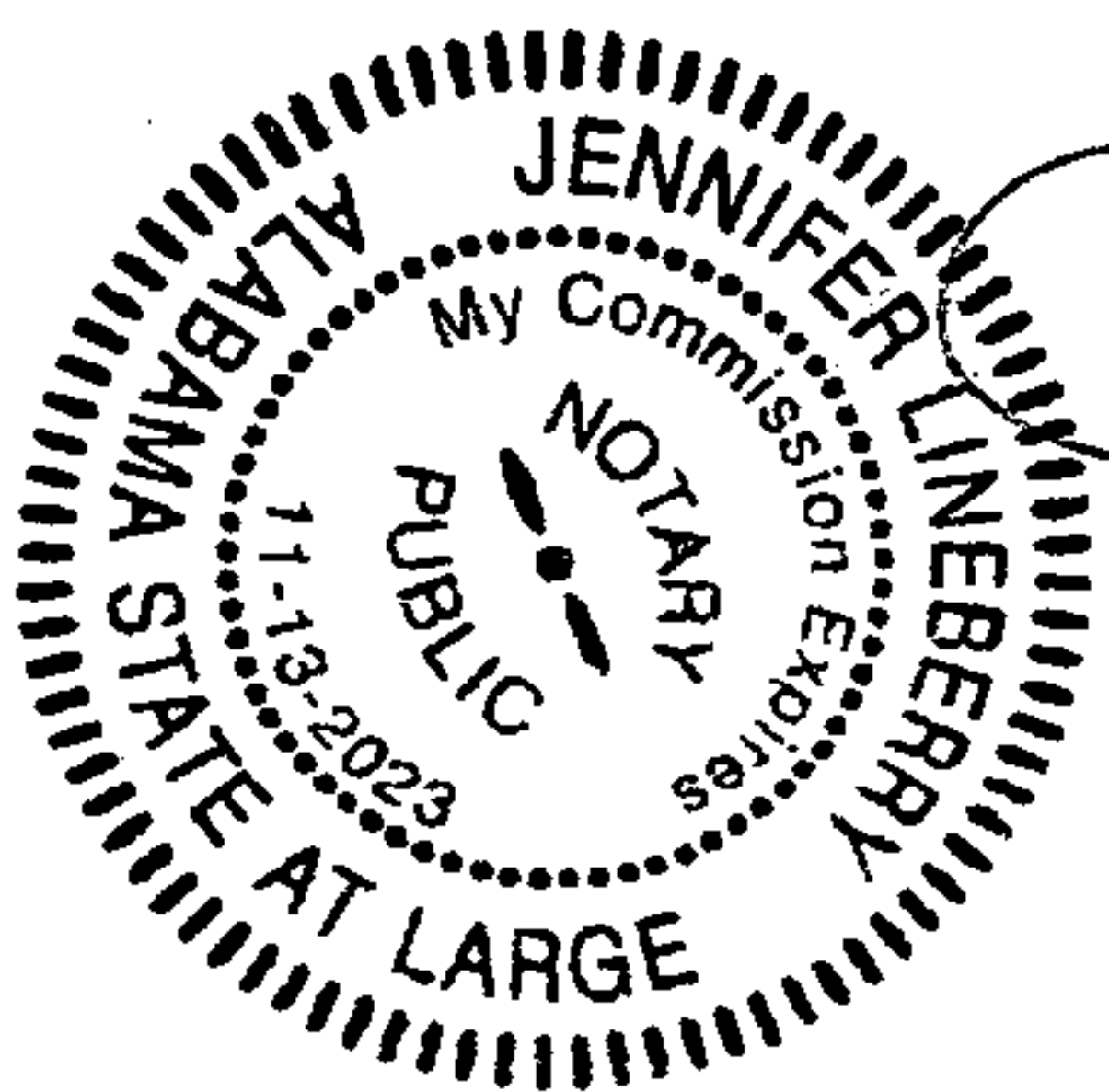


By Edward David Burquez as Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Edward D. Burquez and Edward David Burquez as Attorney in Fact for JoAnn Burquez*, 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 official seal this 12th day of June, 2020.



Notary Public
My Commission Expires: 11-13-2023

EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West; thence run East, along the North line of said quarter-quarter section a distance of 200.0 feet to the East right of way line of the Columbiana-Chelsea Highway; thence turn an angle of 68 deg. 10 min. to the right and run along said right of way line a distance of 143.0 feet to the center of a drain ditch, and the point of beginning; thence continue in the same direction, along said right of way line a distance of 259.40 feet to the center of drain ditch; thence turn an angle of 68 deg. 16 min. to the left and run along said ditch, a distance of 24.95 feet; thence turn an angle of 54 deg. 20 min. to the left and run along said ditch a distance of 34.70 feet; thence turn an angle of 19 deg. 42 min. to the right and run along said ditch, a distance of 27.20 feet; thence turn an angle of 15 deg. 14 min. to the right and run along said ditch a distance of 129.15 feet; thence turn an angle of 31 deg. 38 min. to the right and run along said ditch a distance of 20.35 feet to its intersection with a creek; thence turn an angle of 107 deg. 29 min. to the left and run along said creek a distance of 74.70 feet; thence turn an angle of 19 deg. 44 min. to the right and run along said creek, a distance of 95.25 feet; thence turn an angle of 7 deg. 09 min. to the right and along said creek a distance of 34.42 feet; thence turn an angle of 22 deg. 52 min. to the left and run along said creek a distance of 23.78 feet; thence turn an angle of 51 deg. 50 min. to the left and run along said creek a distance of 74.00 feet to the intersection of a ditch; thence turn an angle of 58 deg. 25 min. to the left and run along said ditch a distance of 295.65 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, 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 To Ann Burquez
Mailing Address _____Grantee's Name Edward Burquez
Mailing Address 426 Chelsea Rd
Columbiana, AL 35057Property Address 426 Chelsea Rd
Columbiana, AL 35057Date of Sale June 12, 2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 61,750.00

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☒ Other1/2 tax value

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 _____

Print Mike T Atchison

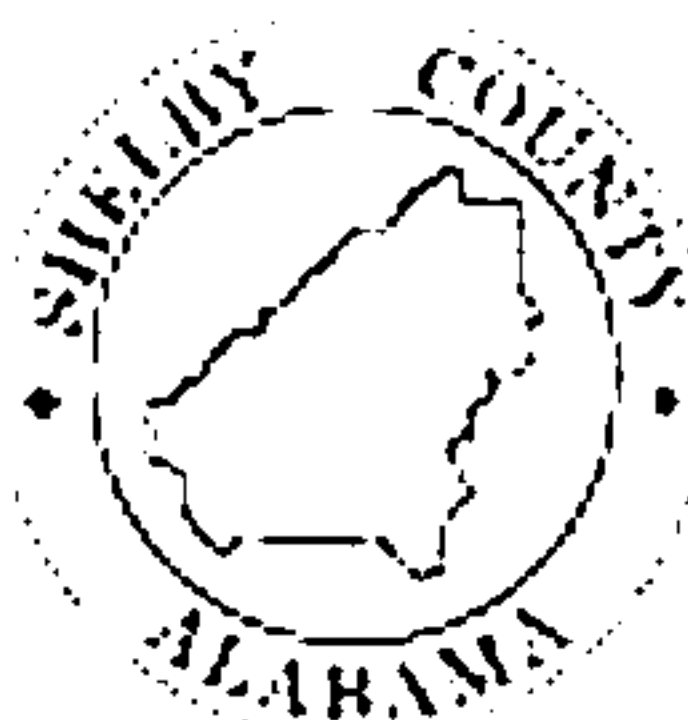
Unattested _____

Sign [Signature]

(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
 06/12/2020 02:49:46 PM
 \$90.00 CHARITY
 20200612000240990

Allen S. Bayl