

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Nine Thousand Five Hundred and No/100 Dollars (\$309,500.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Thomas Grady Burchfield, III and Erica Brooke Burchfield, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Phillip Dale Wolfe and Hollie Adkins Wolfe**, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

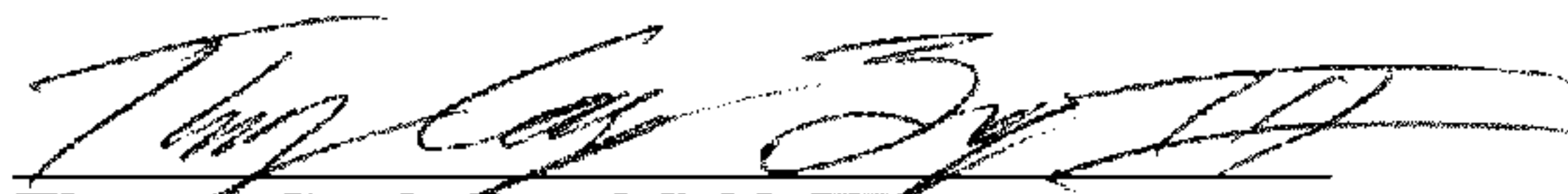
For ad valorem tax purposes only, the address for the above described property is 3460 Mountainwood Drive, SE, Birmingham, AL 35244.

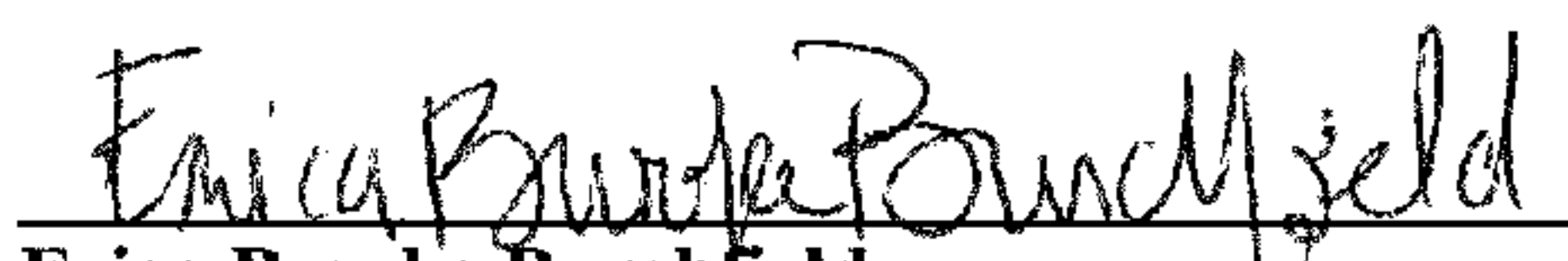
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 17th day of June, 2020.

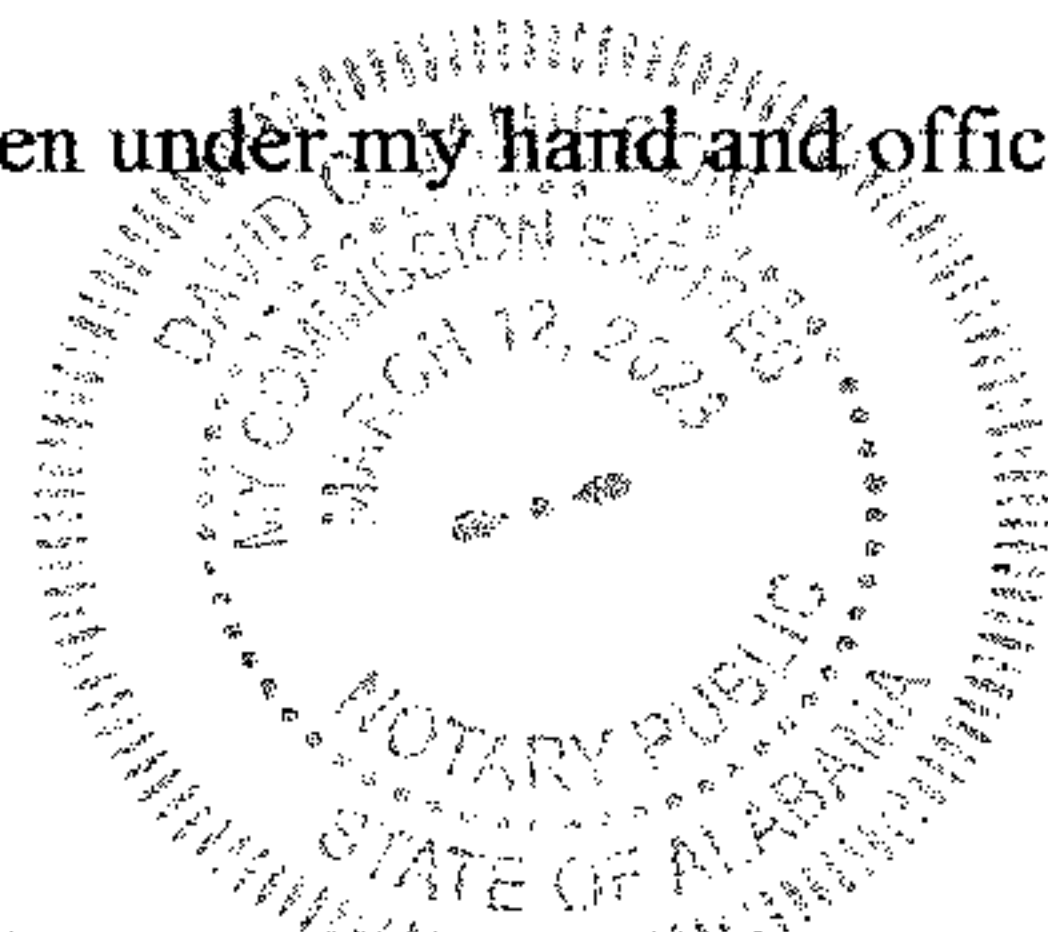

Thomas Grady Burchfield, III

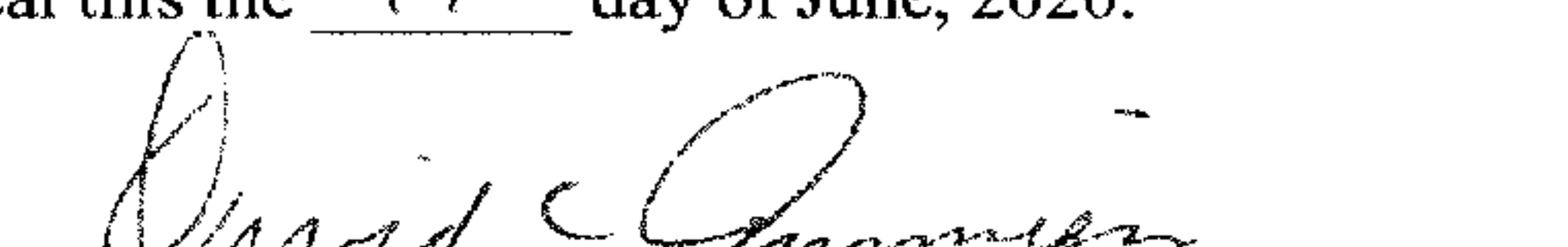

Erica Brooke Burchfield

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Thomas Grady Burchfield, III and Erica Brooke Burchfield**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2020.




NOTARY PUBLIC
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

EXHIBIT A

Legal Description:

Parcel I: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence West along the South line of said 1/4 -1/4 section a distance of 671.91 feet to a point; thence 138 deg. 25' 48" right a distance of 203.87 feet to the point of beginning; thence 90 deg. 00' left a distance of 227.31 feet to a point on the SW right of way of a 30 foot public road; thence 90 deg. 00' right along said right of way 191.63 feet to a point; thence 90 deg. right a distance of 227.31 feet to the point of beginning.

Parcel II: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence West along the South line of said 1/4-1/4 section a distance of 671.91 feet to the point of beginning; thence continue west along said 1/4-1/4 section line 53.70 feet to a point; thence 53 deg. 30' 18" right a distance of 402.95 feet to a point; thence 87 deg. 59' 30" right a distance of 425.86 feet to a point; thence 90 deg. 00' right a distance of 203.87 feet to the point of beginning.

Parcel III: Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, Shelby County, Alabama; run thence west along the south line of said 1/4-1/4 section a distance of 671.91 feet to a point; thence 138 deg. 25' 48" right a distance of 203.87 feet to a point; thence 90 deg. 00' left a distance of 395.97 feet to the point of beginning; thence 93 deg. 03' 30" right a distance of 227.63 feet; thence 93 deg. 03' 30" left a distance of 29.89 feet; thence 86 deg. 56' 30" left a distance of 227.63 feet; thence 93 deg. 03' 30" left a distance of 29.89 feet to the point of beginning.

Commonly known as: 3460 Mountainwood Drive, SE, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/22/2020 10:24:16 AM
\$29.00 CHERRY
20200622000253280

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Thomas Grady Burchfield, III and
Mailing Address Erica Brooke Burchfield
9667 Old Toadvine Road
Bessemer, AL 35023

Grantee's Name Phillip Dale Wolfe & Hollie Adkins Wolfe
Mailing Address 133 Riverview Drive
Bessemer, AL 35023

Property Address 3460 Mountainwood Drive SE
Birmingham, AL 35244

Date of Sale 06/17/2020
Total Purchase Price \$ 309,500.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 Leanne G. Ward

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1