

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Dianna M. Shepherd
4012 Eagle Ridge Court
Birmingham, AL 35242

GENERAL WARRANTY DEED

20200623000256120
06/23/2020 11:44:51 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Two Thousand And No/100 Dollars (\$262,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Channing Burgett, a unmarried person and Jeremy Allen Bujan, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Dianna M. Shepherd (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 69, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$235,800.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19 day of June, 20 20.

Channing Burgett by Jeremy Allen Bujan
Channing Burgett by Jeremy Allen Bujan
His Attorney in Fact

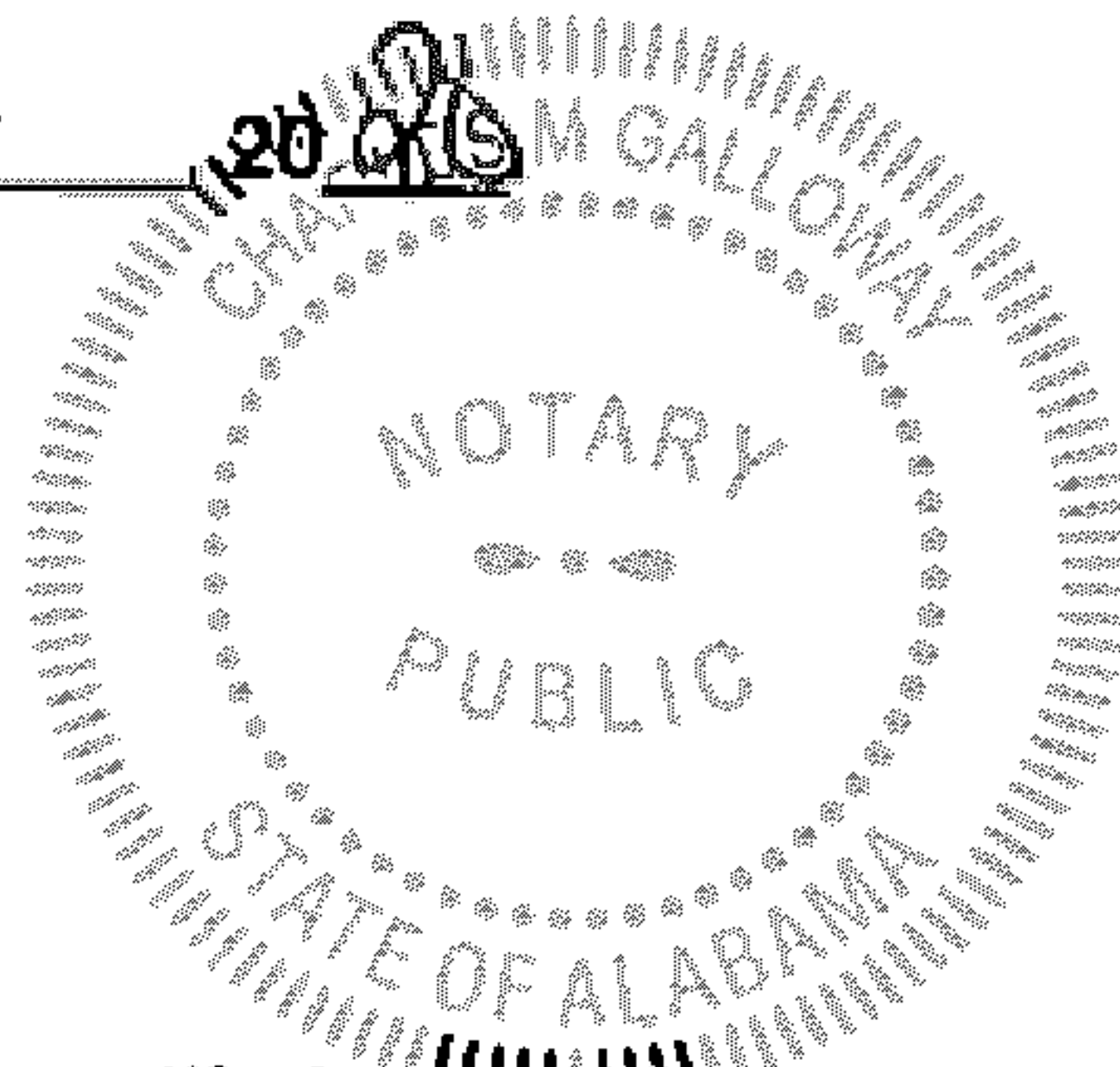
Jeremy Allen Bujan
Jeremy Allen Bujan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Allen Bujan 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 on this 19 day of June, 20 20

Notary Public
My commission expires: 6-7-2020

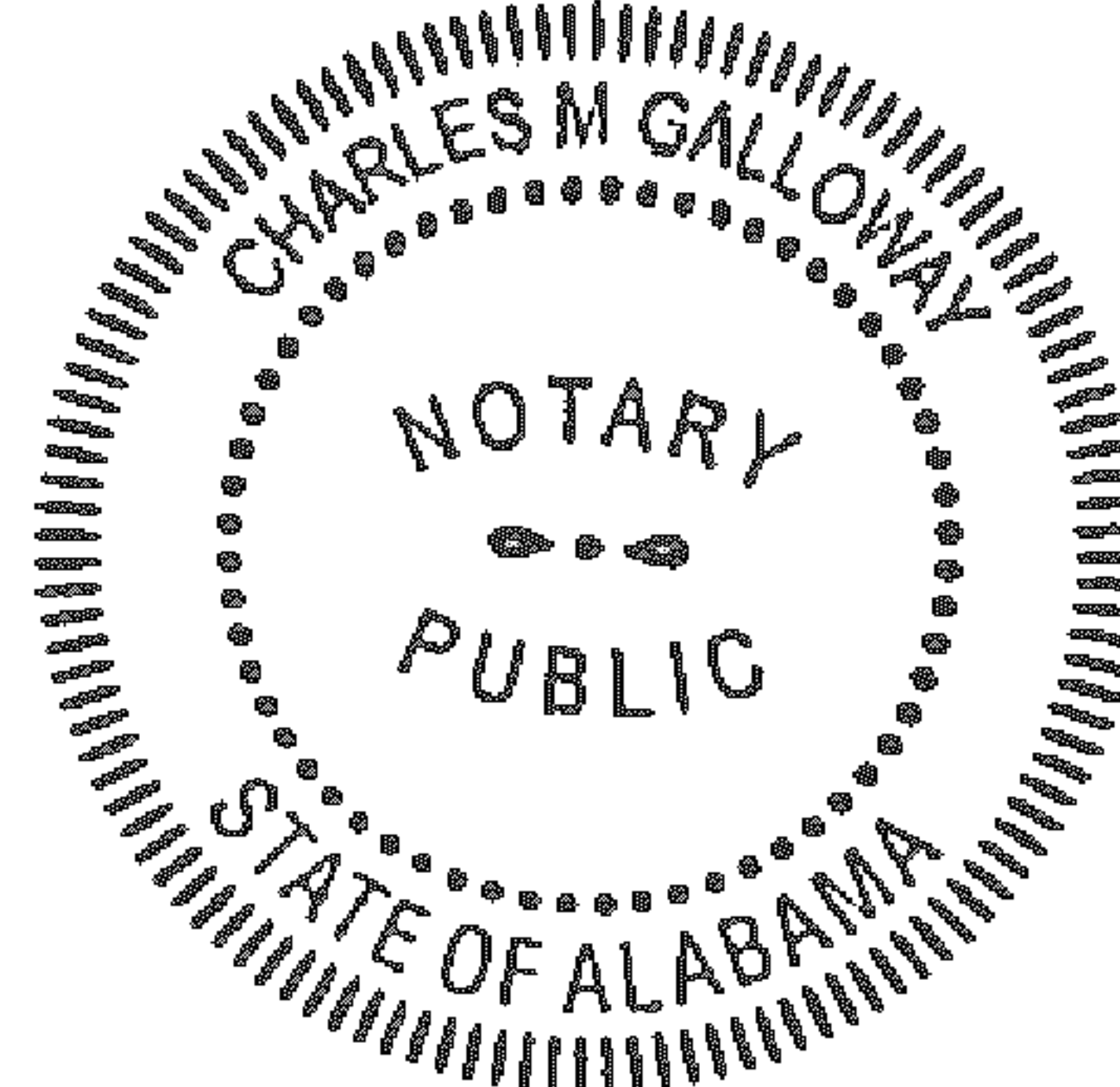


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jeremy Allen Bujan, whose name as Attorney in Fact for Channing Burgett, 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 he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 19 day of June, 20 20

Notary Public
My commission expires: 6-7-2020



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Stevie Channing Burgett and Jeremy Allen Bujan	Grantee's Name	Dianna M. Shepherd
Mailing Address	4012 Eagle Ridge Court Birmingham, AL 35242	Mailing Address	<i>4012 Eagle Ridge Court Birmingham AL 35242</i>
Property Address	4012 Eagle Ridge Court Birmingham, AL 35242	Date of Sale	June 15, 2020
		Total Purchase Price	\$262,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 - Stevie Channing Burgett and Jeremy Allen Bujan, 4012 Eagle Ridge Court, Birmingham, AL 35242.

Grantee's name and mailing address - Dianna M. Shepherd, , .

Property address - 4012 Eagle Ridge Court, Birmingham, AL 35242

Date of Sale - June 15, 2020.

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 with 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).

[Handwritten Signature]

Validation Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2020 11:44:51 AM
\$54.50 CHARITY
20200623000256120

TS-2000760

Allen S. Boyd