

This Instrument was Prepared by:

Send Tax Notice To: Rachel Burt  
Jensen Burt

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

File No.: S-20-26436

6365 Hwy 280  
Hargersville, AL 35078

**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 **Seven Hundred Eighty Thousand Dollars and No Cents (\$780,000.00)**, 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, **George Senicz and Amy R. Senicz, Trustees or Their Successors in Trust, Under the Senicz Living Trust, dated February 16, 2012**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rachel Burt and Jensen 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 taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$780,000.00** 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 31st day of July, 2020.

GEORGE SENICZ AND AMY R. SENICZ,  
TRUSTEES OR THEIR SUCCESSORS IN TRUST,  
UNDER THE SENICZ LIVING TRUST, DATED  
FEBRUARY 16, 2012

By George Senicz  
Trustee

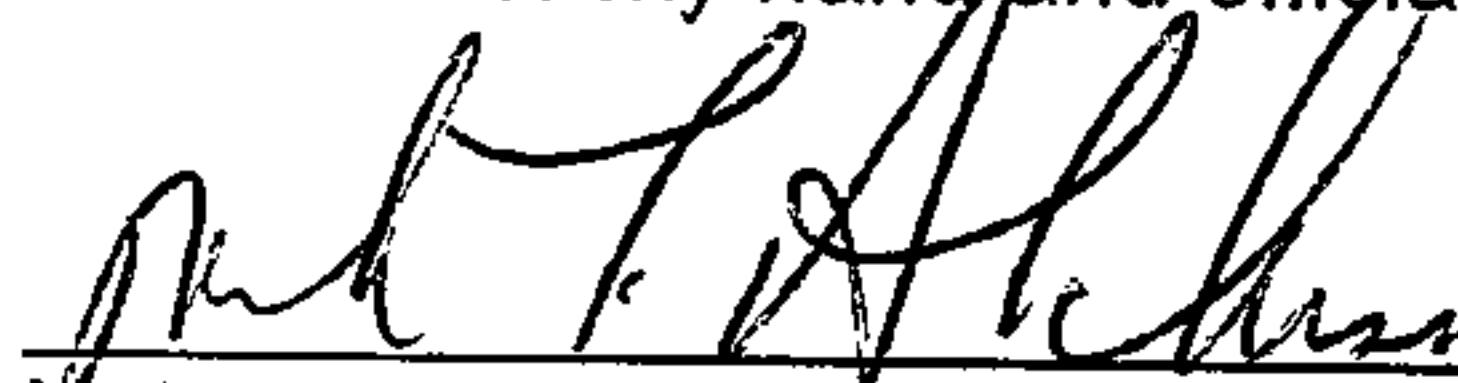
By Amy R. Senicz  
Trustee

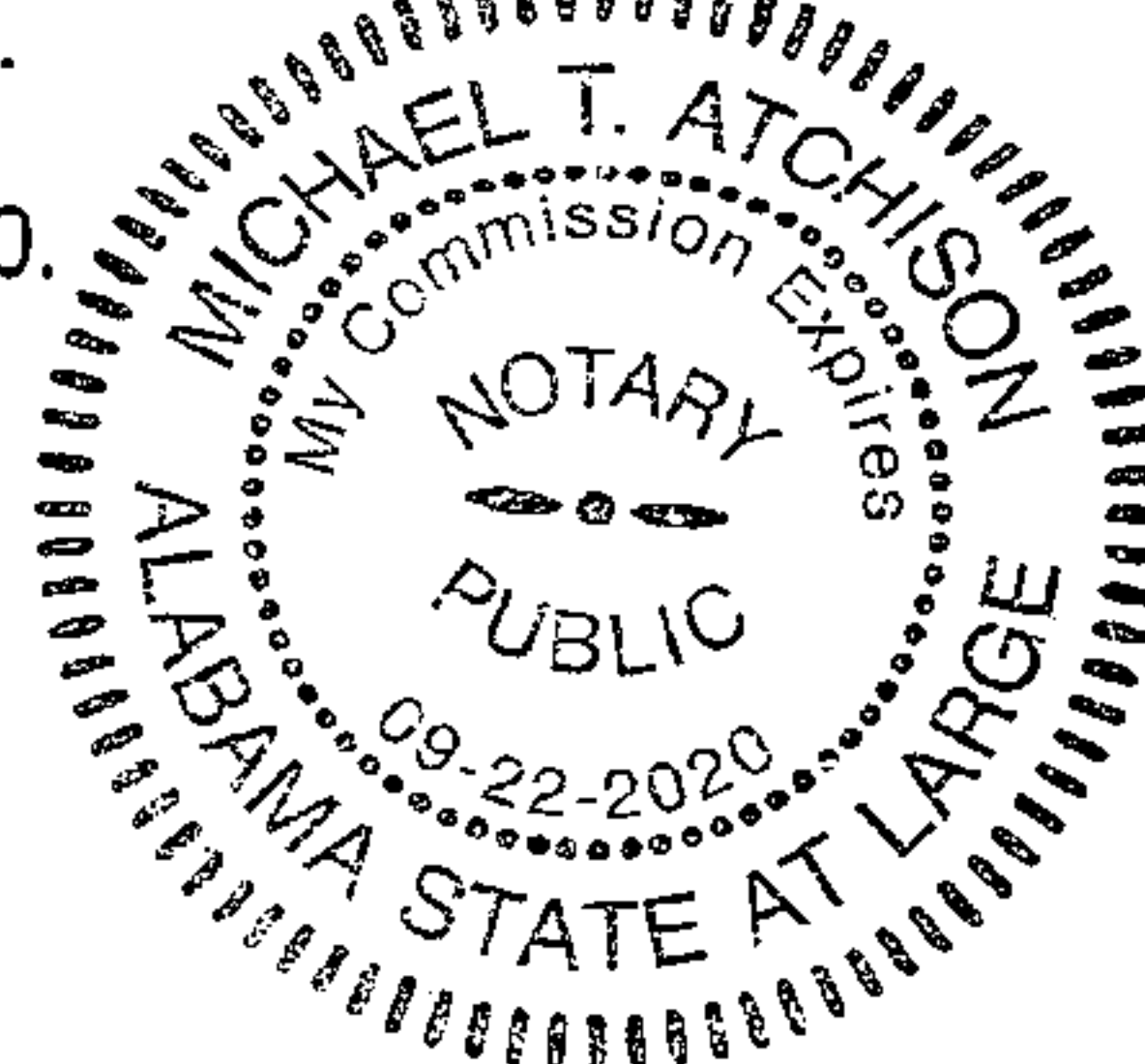
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that George Senicz and Amy R. Senicz, Trustees or Their Successors in Trust, Under the Senicz Living Trust, dated February 16, 2012, 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 31st day of July, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

For a POINT OF BEGINNING, Commence from the Southwest corner of the NW 1/4-SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed North 0 degrees 00 minutes 56 seconds East along the West boundary of said NW 1/4- SE 1/4 for 102.62 feet; thence South 89 degrees 47 minutes 40 seconds East 276.31 feet; thence North 0 degrees 10 minutes 17 seconds East 451.17 feet to a point on the Southerly right-of-way boundary of U.S. Highway 280; thence South 73 degrees 28 minutes 46 seconds East along the Southerly right-of-way of said U.S. Highway 280 for 200.00 feet; thence South 0 degrees, 11 minutes 55 seconds West 686.52 feet; thence North 89 degrees 56 minutes 03 seconds West 467.10 feet to a point on the West boundary of the SW 1/4- SE 1/4 of said Section 29; thence North 0 degrees 00 minutes 56 seconds East along the West boundary of said SW 1/4- SE 1/4 for 190.05 feet, back to the POINT OF BEGINNING.

The above described parcel of land is located in the NW 1/4- SE 1/4 and the SW 1/4- SE 1/4, all in Section 29, Township 19 South, Range 2 East, 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	George Senicz and Amy R. Senicz, Trustees or Their Successors inTrust, Under the Senicz Living Trust, dated February 16, 2012	Grantee's Name	Rachel Burt Jensen Burt
Mailing Address	549 Autumn Lane Tuladega AL 35160	Mailing Address	6365 Hwy 280 Harpersville AL 35078
Property Address	6365 Highway 280 Harpersville, AL 35078	Date of Sale	July 31, 2020
		Total Purchase Price	\$780,000.00
		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 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.

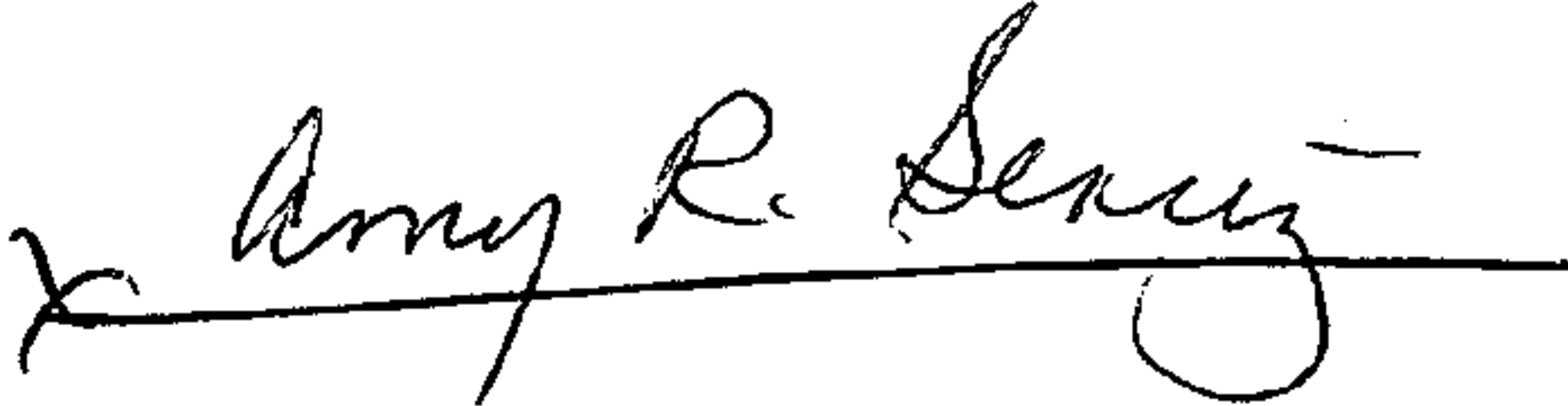
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 July 30, 2020

Print George Senicz and Amy R. Senicz, Trustees or  
Their Successors inTrust, Under the Senicz Living  
Trust, dated February 16, 2012



Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/03/2020 08:22:48 AM  
\$29.00 CHERRY  
20200803000324930

