

This Instrument Prepared By:
I. Ripon Britton, Jr.
Hand Arendall Harrison Sale LLC
1801 5th Avenue North, Suite 400
Birmingham, AL 35203

Send tax notice to:
Kellie Lynn Broadhead
9012 Oak Grove Highland Road
Adger, AL 35006

TRUSTEE'S DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELEBY COUNTY)

That in consideration of the terms of the Final Settlement of the Arlene B. Burchfield, Testamentary Trust for the benefit of John Michael Burchfield (now deceased), the undersigned, I. Ripon Britton, Jr., in his capacity as Court Appointed Trustee of said Trust, Shelby County, Probate Court Case PR-2017-000680 (the "*Grantor*"), with the general authority to execute conveyances conferred upon the Trustee, and pursuant to the terms of said Trust upon the death of John Michael Burchfield, does grant, bargain, sell, and convey unto KELLIE LYNN BROADHEAD (hereinafter referred to as "*Grantee*"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in the NE ¼ of NW ¼ of Section 30, Township 19 South, Range 1 East and more particularly described as follows: Commence at the NE corner of the above described NE ¼ NW ¼ and in a Westerly direction along the North line of said quarter-quarter run a distance of 51.14 feet to the West R/W of the Chelsea Game Preserve Road; thence continue along the same said course for a distance of 216.0 feet to the Point of Beginning; thence continue along the same said course for a distance of 134.0 feet; thence turn an angle of 107°00' to the left for a distance of 221.83 feet; thence in a Northeasterly direction along the arc of a curve having a radius of 437.33 feet with a central angle of 23° 17 ½ ' for a distance of 181.95 feet thence North 32°59' West for a distance of 173.24 feet to the point of beginning.

SUBJECT TO: Ad Valorem taxes due. Building and setback lines, restrictions, covenants and conditions of record.

The property is also known as 151 Hwy 471, Sterrett, Alabama

SOURCE OF TITLE: Warranty deed from Anita Ann Johnson to Arlene B. Burchfield dated September 16, 2011, and recorded in the office of the Judge of Probate of

Shelby County, AL at 2011-012000302310. Personal Representative's Deed from Sanford D. Hatton, Jr., as PR of the Estate of Arlene B. Burchfield to I. Ripon Britton, Jr., as Trustee of the Arlene B. Burchfield Testamentary Trust, dated March 6, 2020, as recorded in the office of the Judge of Probate of Shelby County, AL at 2020-0414000146030.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

The Grantor in his official capacity does hereby covenant with the Grantees and their successors and assigns, that the Grantor is lawfully seized in fee simple of the subject property; that the same is free from all encumbrances, except as aforesaid; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and my heirs, executors and administrators shall, warrant and defend the same to the Grantees and their heirs, successors and assigns, forever, against the lawful claims of all persons.

The above property does not constitute the homestead of the Grantor.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liabilities of the Grantor are expressly limited to his representative capacity named herein.

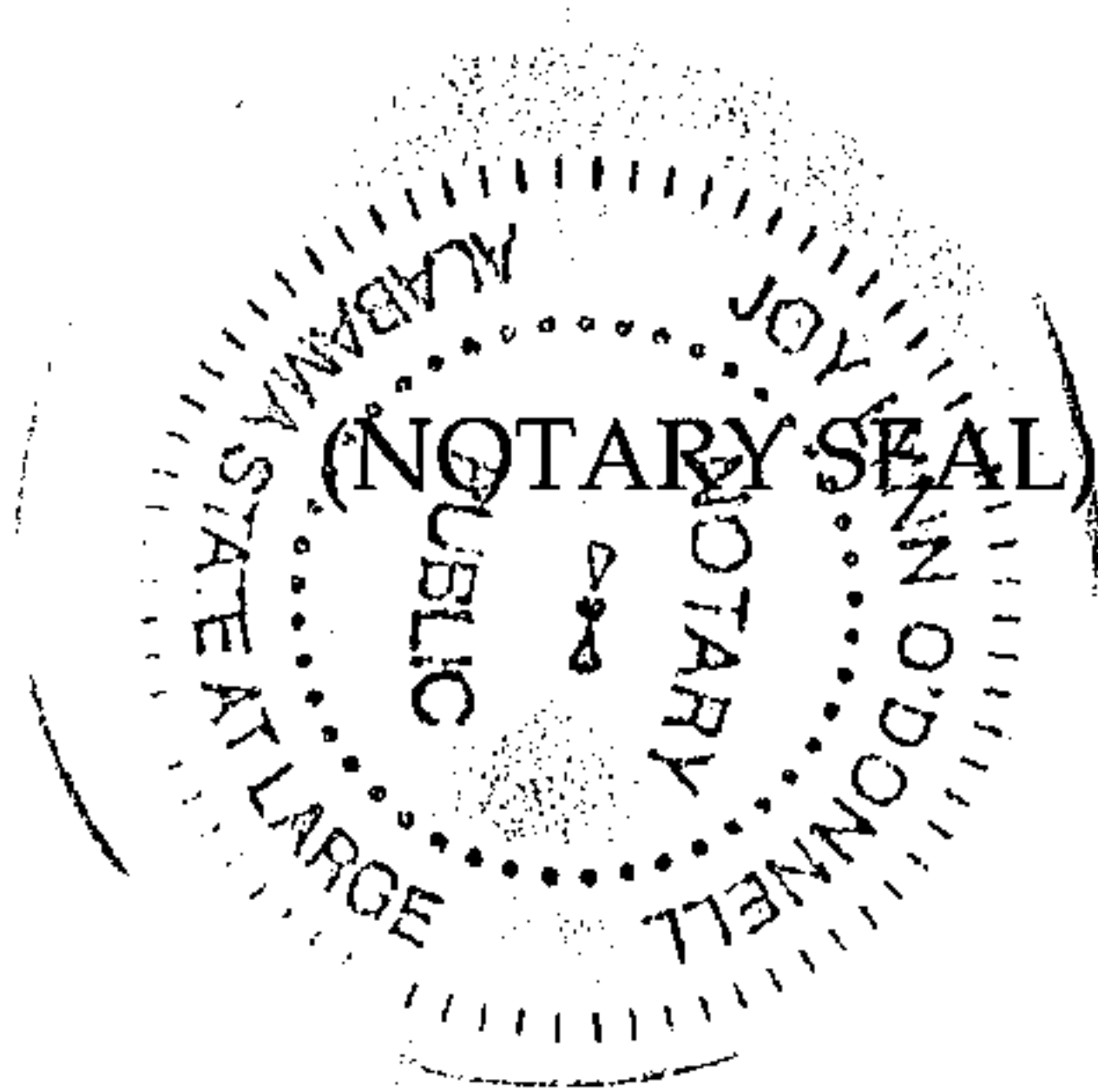
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 3rd day of AUGUST, 2020.



I. Ripon Britton, Jr., Trustee
Arlene B. Burchfield Testamentary Trust

I, the undersigned authority, a Notary Public in and for the State of Alabama hereby certify that I. RIPON BRITTON, JR., whose name as Trustee of the Arlene B. Burchfield Testamentary Trust, 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, in his capacity as Trustee, executed the same voluntarily on the day the same bears date and swears, based on his information and belief, that the source of title recited herein is true and correct.

Given under my hand this 3rd day of August, 2020.



Joy Lynn O'Donnell
Notary Public

My Commission Expires: 10/8/2020



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2020 03:53:45 PM
 \$32.00 CHARITY
 20200902000391260

Allen 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 Arlene Burdfield
 Mailing Address Trust

Grantee's Name Kellie Lynn Broadhead
 Mailing Address _____

Property Address 151 Hwy 471
Stewart, AL 35747

Date of Sale August 3, 2020
 Total Purchase Price \$ _____

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 per will / trust

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