

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste. 210
Birmingham, AL 35243

Send Tax Notice To:
Michael and Phyllis S. Burgin
22 Nevinshire Place
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FIVE THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PHYLLIS S. BURGIN, A MARRIED WOMAN AND GEORGE W. SHAW, JR., A MARRIED MAN, INDIVIDUALLY AND AS TRUSTEES, UNDER THE SHAW LIVING TRUST, DATED MARCH 25, 2009

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

MICHAEL BURGIN AND PHYLLIS S. BURGIN

(herein referred to as Grantee, whether one or more), for and during their joint lives as joint tenants and upon the 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:

The W ½ of the SW ¼ of the NW ¼ of the SE ¼ of Section 12, Township 20 South, range 2 West, Shelby County, Alabama, consisting of five (5) acres, more or less.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

Phyllis S. Burgin and George S. Shaw, Jr., are the surviving Trustees in that certain warranty deed recorded at Instrument Number 20090401000119040, on April 01, 2009, and this is not the homestead of either or their respective spouse. The other Trustee, George Shaw, died on April 20, 2014. A Copy of his death certificate is attached.


TO HAVE AND TO HOLD for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heir 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 **GRANTEE**, his, her or their successors 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 **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of November, 2020.

Phyllis S. Burgin
PHYLLIS S. BURGIN, INDIVIDUALLY AND AS TRUSTEE,
UNDER THE SHAW LIVING TRUST, DATED MARCH 25, 2009.

George W. Shaw Jr.
GEORGE W. SHAW, JR., INDIVIDUALLY AND AS TRUSTEE,
UNDER THE SHAW LIVING TRUST, DATED MARCH 25, 2009

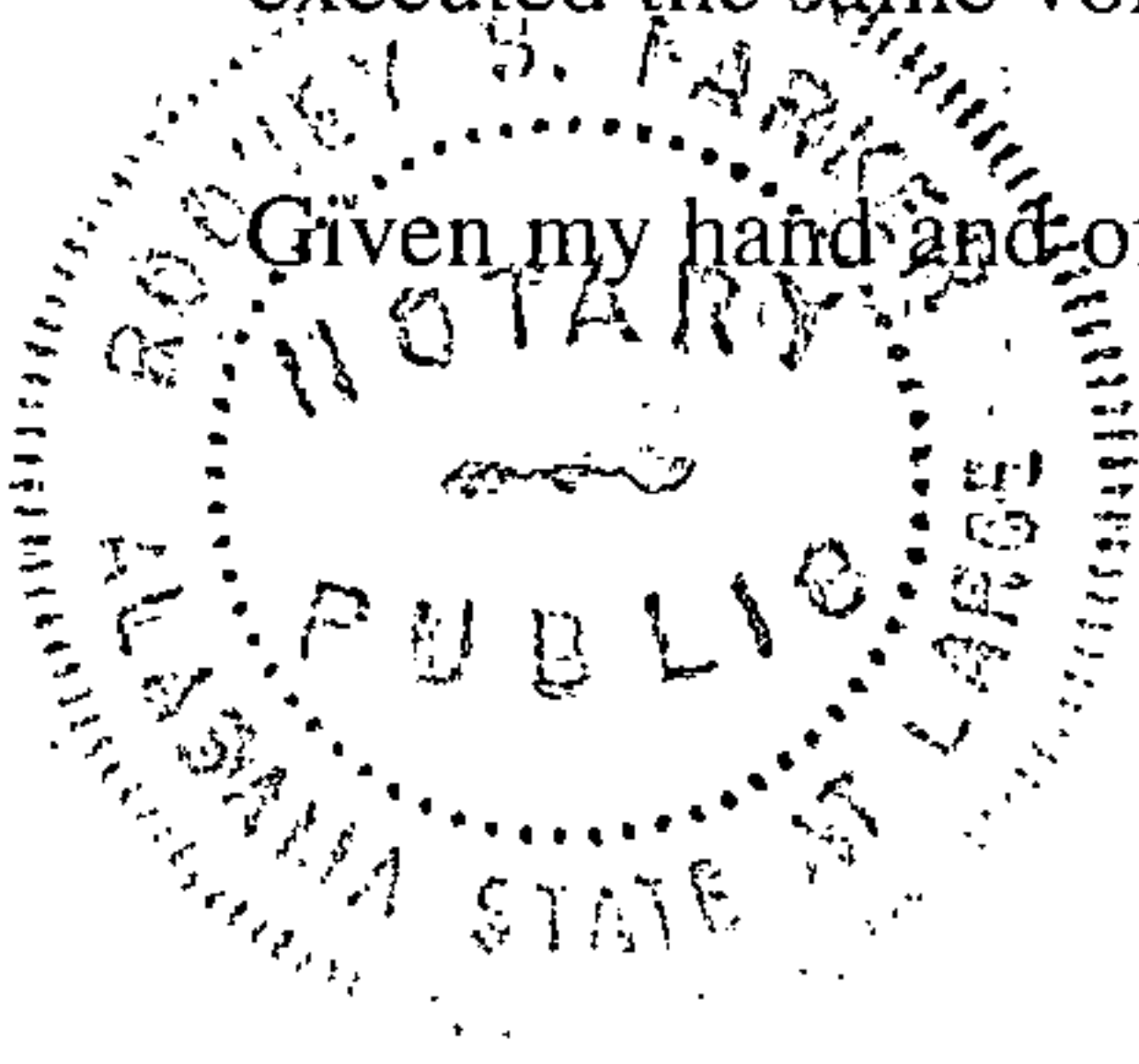

20201124000539410 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
11/24/2020 10:19:34 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Phyllis S. Burgin, Individually and as Trustee, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20th day of November, 2020.



[Signature]
Notary Public

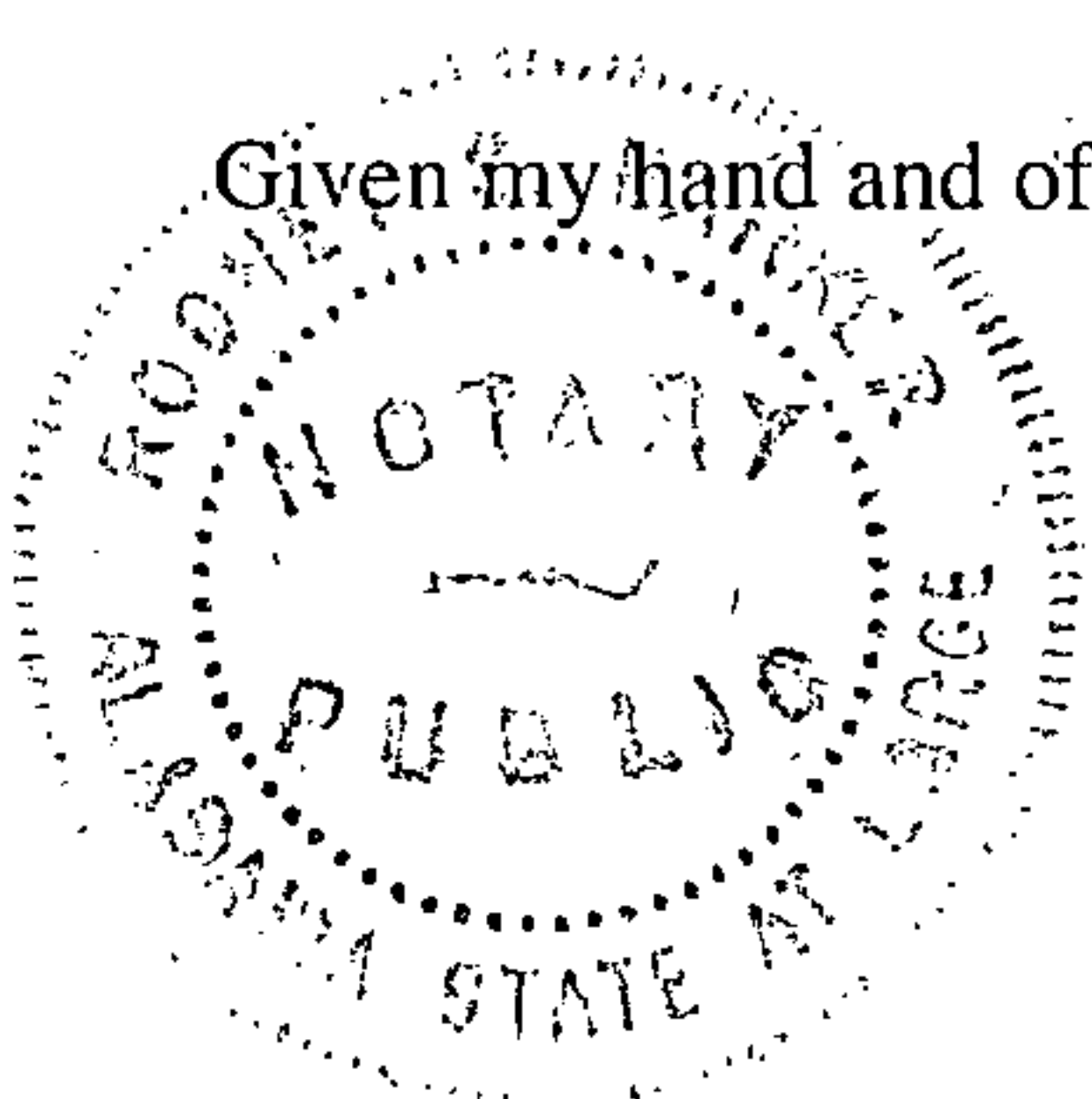
My Commission Expires: 12-04-2023

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that George W. Shaw, Jr., Individually and as Trustee, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20th day of November, 2020.



[Signature]
Notary Public

My Commission Expires: 12-04-2023

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): PHYLLIS S. BURGIN, TRUSTEE AND GEORGE W. SHAW, JR., TRUSTEE
MAILING ADDRESS: 22 NEVINSHIRE PLACE
BIRMINGHAM, AL 35242
PROPERTY ADDRESS: Shaw Ridge - Parcel #14-1-12-0-000-030.000
Chelsea, AL 35043

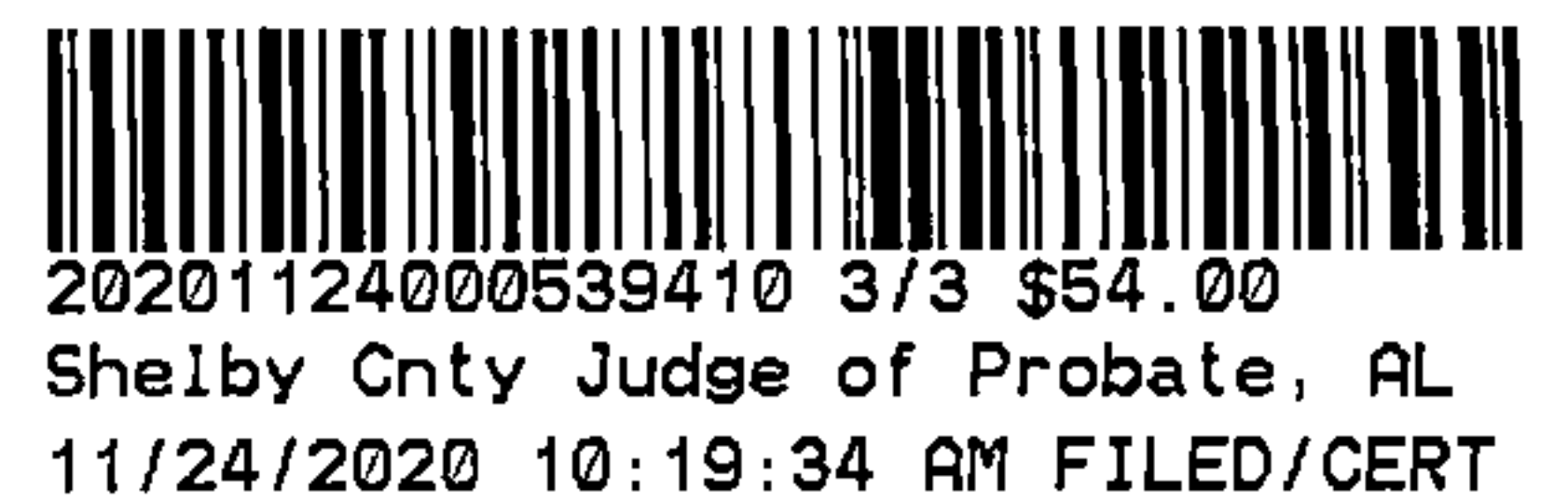
Shelby County, AL 11/24/2020
State of Alabama
Deed Tax: \$25.00

GRANTEE NAME(S): MICHAEL BURGIN AND PHYLLIS BURGIN
MAILING ADDRESS: 22 NEVINSHIRE PLACE
BIRMINGHAM, AL 35242
DATE OF SALE: _____
TOTAL PURCHASE PRICE: \$ 25,000.00
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.)

☒ 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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: PHYLLIS S. BURGIN, TRUSTEE

Unattested
(verified by)

Sign: Phyllis S. Burgin
(Grantor/Grantee/Owner/Agent)