

WARRANTY DEED

20201217000580330
12/17/2020 02:13:00 PM
DEEDS 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **Lynn Gray Burttram, as Trustee of the Burttram Revocable Living Trust dated October 31, 2018** the undersigned Grantor, do grant, bargain, sell and convey my interest, to **Lynn Gray Burttram, Grantees**, in and to the following described real property, situated in Shelby County, Alabama, viz:

Commence at the Southeast corner of the SE1/4 of the NW1/4 of Section 2, Township 21 South, Range 2 West for the point of beginning; thence run south on the quarter-quarter line for 200.0 feet; thence turn right 136°44'37" for 291.32 feet to the south quarter-quarter line; thence turn left 43°15'23" and along said quarter-quarter line for 958.83 feet; thence turn right 42°34'54" for 294.52 feet to the west quarter-quarter line; thence turn right 42°34'55" and along said quarter-quarter line for 1099.95 feet to the northwest corner of said quarter-quarter section; thence turn right 93°44'41" and along the north quarter-quarter line for 424.69 feet; thence turn right 86°24'55" for 834.18 feet; thence turn left 90°00'00" for 427.23 feet; thence turn right 47°20'17" for 747.93 feet to the point of beginning. Contains 20.4 acres.

AND

Commence at the Southeast corner of the SE1/4 of the NW1/4 of Section 2, Township 21 South, Range 2 West for the point of beginning; thence run south on the quarter-quarter line for 355.50 feet; thence turn left 144°51'54" for 11.82 feet; thence turn right 3°49'57" for 87.56 feet; thence turn right 14°19'19" for 26.64 feet; thence turn left 16°48'38" for 47.53 feet; thence turn left 70°10'39" for 15.96 feet; thence turn right 30°48'51" for 30.20 feet; thence turn right 47°21'12" for 68.20 feet; thence turn left 88°14'55" for 181.72 feet to the point of beginning.

This deed prepared without benefit of title examination or survey and was prepared

from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 12/11/2020

Lynn Gray Burttram (SEAL)
Burttram Revocable Living Trust
By: LYNN GRAY BURTTTRAM
Its: Trustee

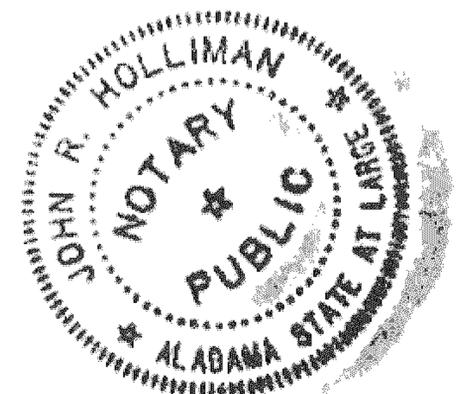
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Lynn Gray Burttram, as Trustee of the Burttram Revocable Living Trust dated October 31, 2018, in her capacity with full authority** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12/11/2020

John R. Holliman
Notary Public
My Comm. Exp. 8-28-22

This Instrument was Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124 Phone: (205) 663-0281



Real Estate Sales Validation Form

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

Grantor's Name Lynn Gray Burttram, Trustee of
Mailing Address Burttram Revoacble Livig Trust
3256 Hwy 26
Alabaster, AL 35007

Grantee's Name Lynn Gray Burttram
Mailing Address
3256 Hwy 26
Alabaster, AL 35007

Property Address PARCEL #: 22 1 02 0 000 006.000

Date of Sale 12/11/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$250,990

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 12/11/2020

Print John R. Holliman



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, Court Clerk
Shelby County, Alabama (verified by)
12/17/2020 02:13:00 PM
\$279.00 JESSICA
20201217000580330

Sign (Grantor/Grantee/Owner/Agent) circle one

Alvin S. Boyd