

20201222000586210  
12/22/2020 08:02:02 AM  
DEEDS 1/2

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Burt Properties, LLC.  
6365 Highway 280  
Harpersville, AL 35078

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rachel Burt and husband Jensen Burt**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Burt Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

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.

**SUBJECT TO:**

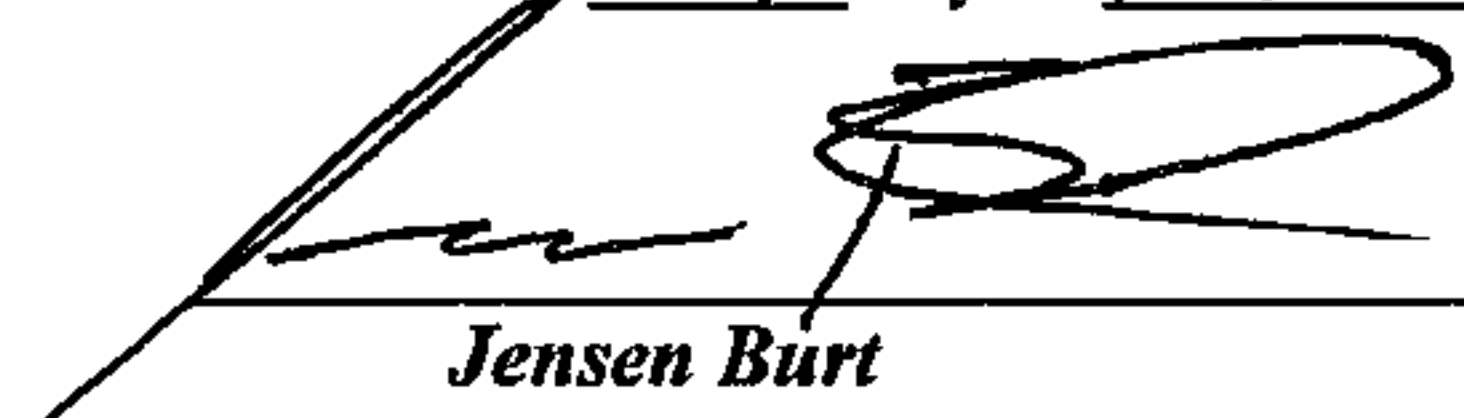
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17 day of December, 2020.

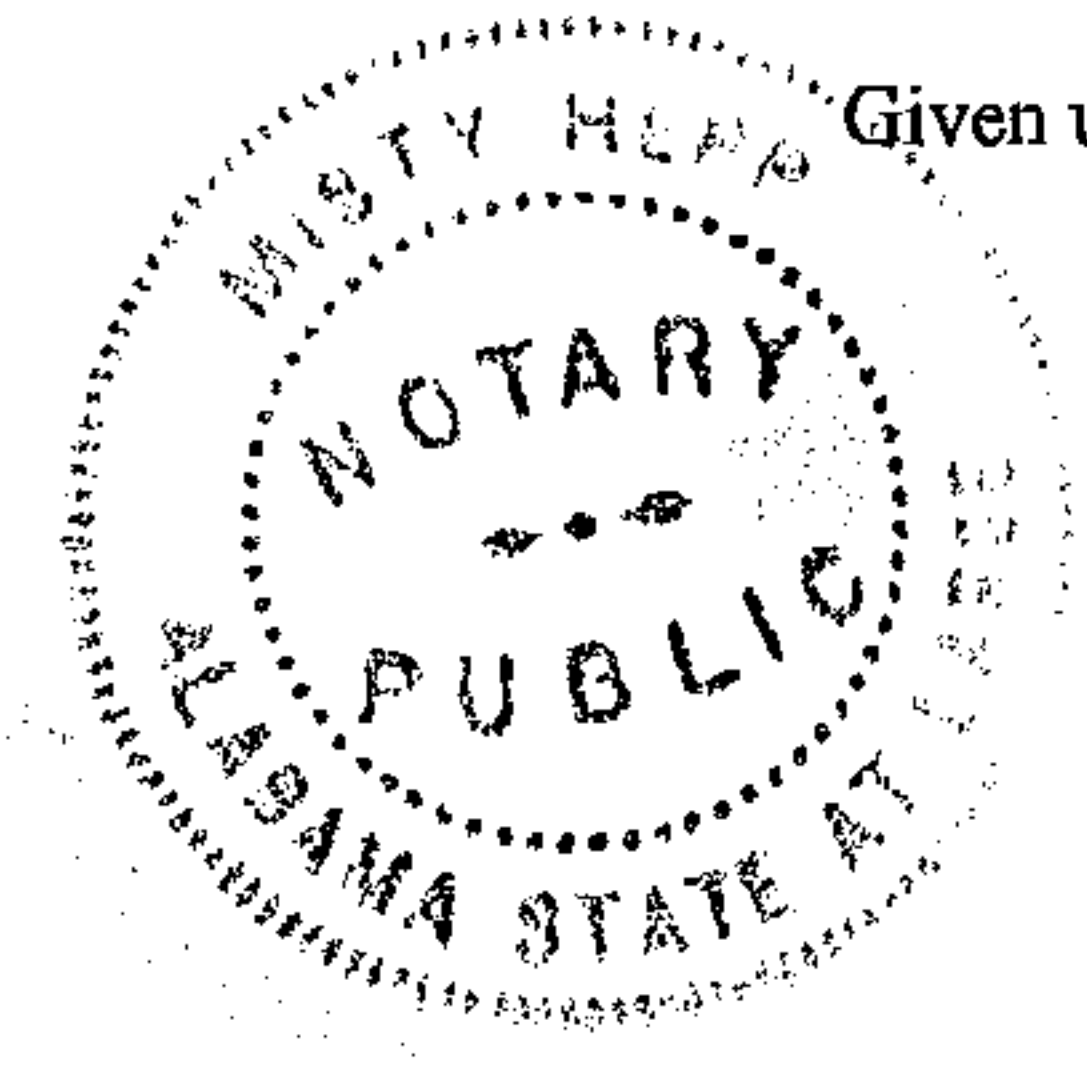
  
\_\_\_\_\_  
Rachel Burt

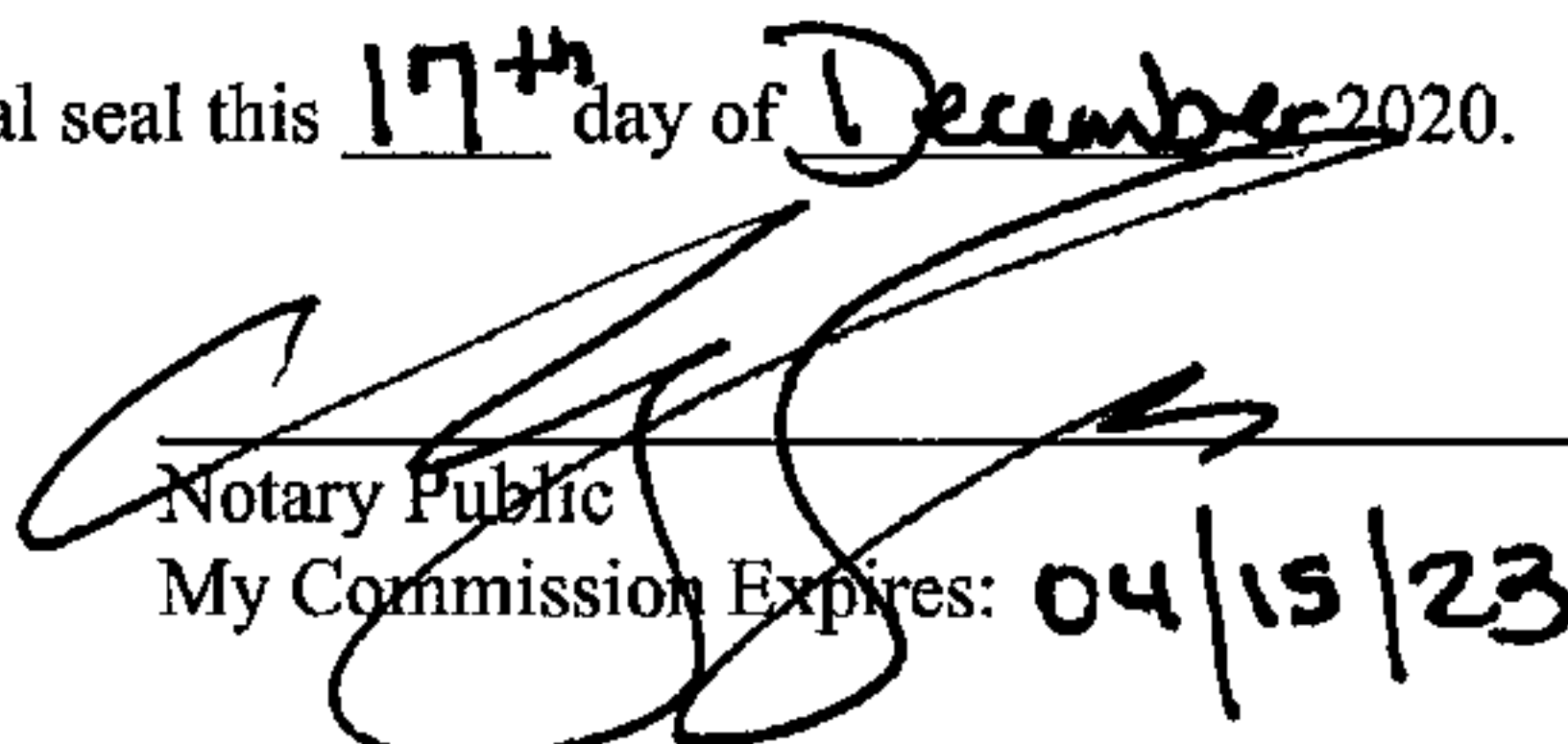
  
\_\_\_\_\_  
Jensen Burt

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rachel Burt and Jensen Burt**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of December, 2020.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 04/15/23

## Real Estate Sales Validation Form

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

Grantor's Name	<u>Rachel + Jensen Burt</u>	Grantee's Name	<u>Burt Properties</u>
Mailing Address	<u>6365 Hwy 280</u> <u>Harpersville AL</u> <u>35078</u>	Mailing Address	<u>6365 Hwy 280</u> <u>Harpersville AL</u> <u>35078</u>
Property Address	<u>6365 Hwy 28</u> <u>Harpersville</u>	Date of Sale	<u>12-17-20</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>780,000.00</u>

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 checked="" type="checkbox"/> Other <u>tax value</u>
<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 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 <u>Mike T. Atchison</u>
<input type="checkbox"/> Unattested	Sign <u>Mike T. Atchison</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/22/2020 08:02:02 AM  
\$805.00 CHERRY  
20201222000586210

*Allen S. Byrd*

Form RT-1