

Parcel I.D. #:

Send Tax Notice To: Tammie Coffee
117 Co. Road 131
Jemison, AL 35085

ADMINISTRATRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twenty-Four Thousand Eight Hundred Twenty-Nine Dollars and 20/100, (\$ 24,829.20), the receipt of sufficiency of which are hereby acknowledged, that **Kenslie Massey, as Administratrix of the Estate of Cora Jean Burnett, a deceased person, having died testate on or about 12 November, 2013, with a probate estate probated in the Probate Court of Chilton County, Alabama, as case number PR-2019-188**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Tammie Burnett Coffee; Phillip Arnold Burnett; and Timothy Leon Burnett**, hereinafter known as the GRANTEE;

A parcel of land situated in the NE 1/4 of the NE 1/4, Section 35, Township 21, Range 1 West, more particularly described as follows: Commence at the SE corner of said NE 1/4 of NE 1/4 and run West along the South boundary of said NE 1/4 of NE 1/4 660 feet; Thence North and parallel with the West boundary of said quarter-quarter section 165 feet to the Point of Beginning of the parcel herein described and conveyed; Thence continue Northerly and parallel with the west boundary of said quarter-quarter section 160 feet to the South boundary of the James Epperson land; Thence East and parallel with the South boundary of said quarter-quarter section 139.5 feet; Thence South and parallel with the West boundary of said quarter-quarter section 180 feet; Thence West and parallel with the South boundary of said quarter-quarter Section, 139.5 feet to Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

Said legal description herein was taken from that certain Instrument recorded in the Shelby County, AL, Judge of Probate's Office in Instrument # 1999-37072. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises;

that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
22nd Day of January, 2021.

Kenslie Massey
Kenslie Massey, as Administratrix of the
Estate of Cora Jean Burnett, a deceased person
Chilton County, Alabama Probate Court
Case No: PR-2019-188

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20210122000036690 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
01/22/2021 12:45:53 PM FILED/CERT

I, the undersigned, a Notary Public in and for said State, do hereby certify that
Kenslie Massey, as Administratrix of the Estate of Cora Jean Burnett, a deceased person, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 22nd Day of
January, 2021.

Quintie Sue Brasher
NOTARY PUBLIC
My Commission Expires: 28 February, 2024

03-16-2021

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jeff & Gina Burnett
131 Looney Rd.
Columbiana, AL 35051

Grantee's Name
Mailing Address

Tishelle Coffee
117 C.R.D. (31)
Decatur, AL 35085

Property Address

131 Looney Rd.
Columbiana, AL 35051

Shelby County, AL 01/22/2021
State of Alabama
Deed Tax: \$25.00

Date of Sale 1/20/21
Total Purchase Price \$ _____

or
Actual Value \$ _____
or

Assessor's Market Value \$ 24,829.20

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 TAX RECORDS

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 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.

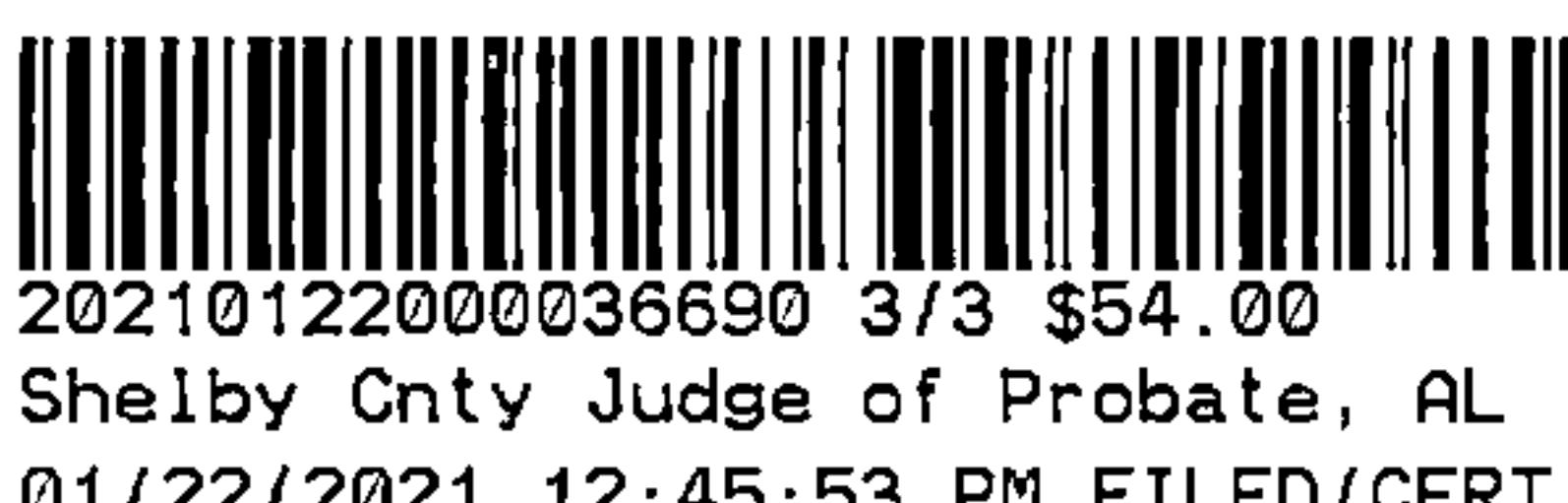
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 1-22-2021

Unattested

Verified by



2021012200036690 3/3 \$54.00
Shelby Cnty Judge of Probate, AL
01/22/2021 12:45:53 PM FILED/CERT

Print Kenslie Massey

Sign Kenslie Massey

(Grantor/Grantee/Owner/Agent) circle one

Dawnell Sue Brasher My commission expires:

Form RT-1