

Send tax notice to:

OMER LEE BURNETT, III and JESSICA MCMAHEN BURNETT

3626 Knightbridge Rd  
Mountain Brook, AL 35223

20210624000307240

06/24/2021 09:51:27 AM

DEEDS 1/3

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Fifty-Five Thousand and 00/100 (\$455,000.00) and other valuable considerations to the undersigned GRANTOR(S), AJAY P. PATEL and RUPA A. PATEL, HUSBAND AND WIFE, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto OMER LEE BURNETT, III and JESSICA MCMAHEN BURNETT, hereinafter referred to as GRANTEE(S), for and during their joint lives 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 County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$364,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs 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 GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 18th day of June, 2021.

  
AJAY P. PATEL

  
RUPA A. PATEL

STATE OF ALABAMA  
COUNTY OF JEFFERSON

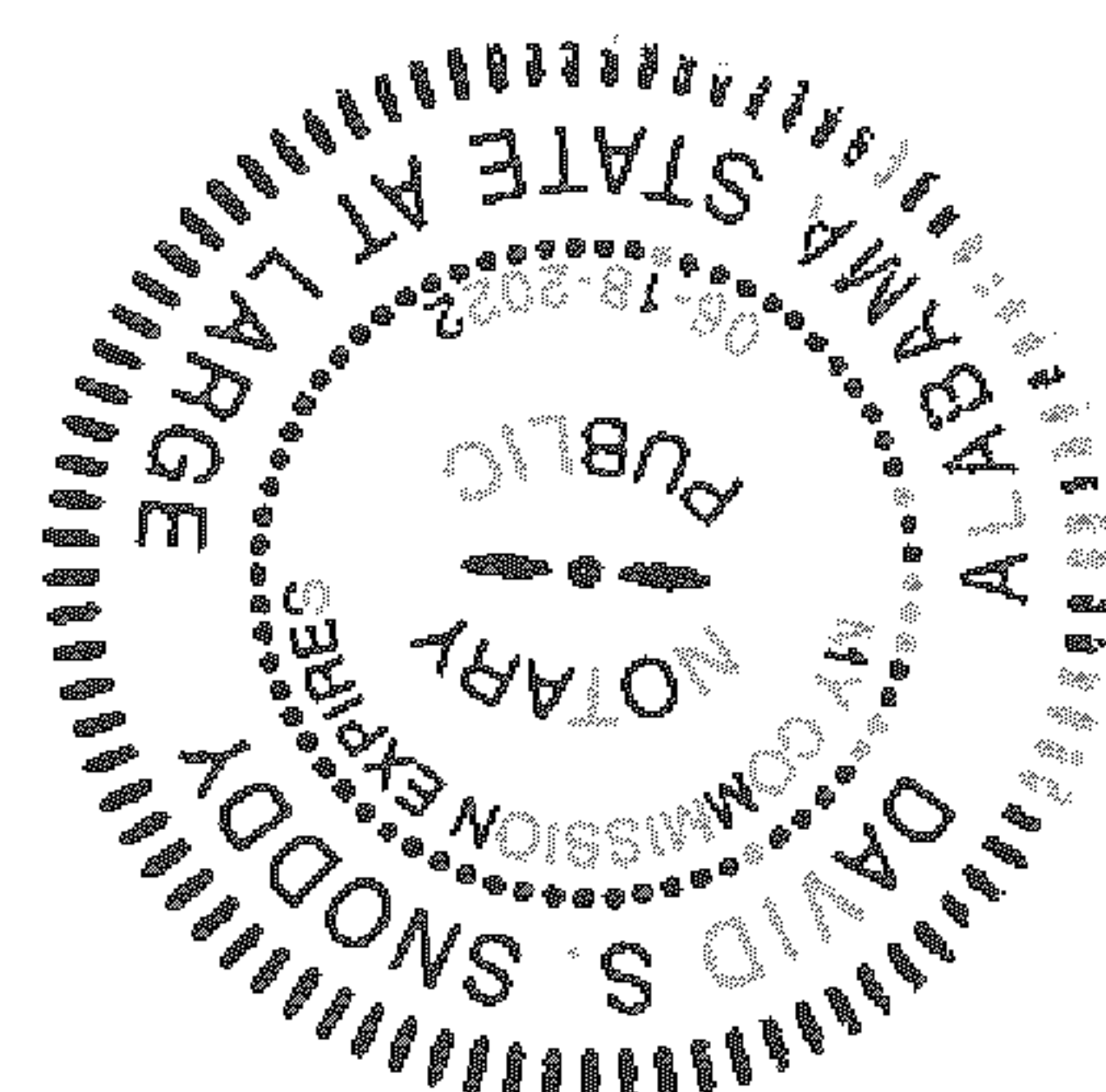
I, the undersigned, a Notary Public in and for said State and County, hereby certify that AJAY P. PATEL and RUPA A. PATEL is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2021.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
DAVID S SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name  
AJAY P. PATEL

Grantee's Name  
OMER LEE BURNETT, III

Mailing Address: 263 COUNTY ROAD 861  
CLAYTON  
AL-35046

Mailing Address: 3626 Knightsbridge Rd.  
Mountain Brook, AL 35223

Property Address  
0 ROCK SCHOOL ROAD  
HARPERSVILLE, AL 35078

Date of Sale: June 18, 2021  
Total Purchaser Price \$455,000.00

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date  
  
Unattested  
(verified by)

Print AJAY PATEL  
Sign  
(Grantor/Grantee/Owner/Agent) circle one



EXHIBIT "A"

BEGIN AT THE SE CORNER OF THE SW QUARTER OF THE SE QUARTER OF SECTION 35 TOWNSHIP 19S RANGE 1E SHELBY COUNTY, ALABAMA AND RUN NORTH FOR 3963.20 FEET, THENCE S87.48'53"W FOR 297.63 FEET, THENCE S46.46'35"W FOR 146.99 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 522.25 FEET, A CHORD BEARING OF S58.15'35"W, AND A CHORD DISTANCE OF 207.94 FEET, THENCE ALONG SAID CURVE FOR 209.34 FEET, THENCE S69.43'49"W FOR 113.39 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1006.13 FEET, A CHORD BEARING OF S63.23'49"W, AND A CHORD DISTANCE OF 221.98 FEET, THENCE ALONG SAID CURVE FOR 222.43 FEET, THENCE S57.03'54"W FOR 150.16 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 247.35 FEET, A CHORD BEARING OF S45.50'54"W, AND A CHORD DISTANCE OF 96.23 FEET, THENCE ALONG SAID CURVE FOR 96.85 FEET, THENCE S34.38'24"W FOR 250.35 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 843.71 FEET, A CHORD BEARING OF S41.59'34"W, AND A CHORD DISTANCE OF 215.95 FEET, THENCE ALONG SAID CURVE FOR 216.55 FEET, THENCE S49.20'18"W FOR 281.65 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 700.43 FEET, A CHORD BEARING OF S56.59'03"W, AND A CHORD DISTANCE OF 186.38 FEET, THENCE ALONG SAID CURVE FOR 186.94 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 139.19 FEET, A CHORD BEARING OF S87.28'23"W, AND A CHORD DISTANCE 89.79 FEET, THENCE ALONG SAID CURVE FOR 91.42 FEET, THENCE S65.49'36"E FOR 442.38 FEET, THENCE S64.25'35"E FOR 211.32 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1223.98 FEET, A CHORD BEARING OF S52.17'10"E, AND A CHORD DISTANCE OF 515.12 FEET, THENCE ALONG SAID CURVE FOR 519.00 FEET, THENCE S40.08'20"E FOR 217.92 FEET, THENCE S38.09'49"E FOR 500.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 2938.02 FEET, A CHORD BEARING OF S41.57'53"E, AND A CHORD DISTANCE OF 389.57 FEET, THENCE ALONG SAID CURVE FOR 389.86 FEET; THENCE N89.56'34" E FOR 109.68 FEET BACK TO THE POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/24/2021 09:51:27 AM  
\$483.00 CHERRY  
20210624000307240

*Allen S. Bayl*

*MRB*  
*07/21*