

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Chad Everett Tyler
1546 Wingfield Ct.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Thirty Thousand and no/100 Dollars (\$630,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Barry Dale Burton and Savannah Nation, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Chad Everett Tyler** hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1612, according to the Survey of Brook Highland 16th Sector, Phase II, an Eddleman Community, as recorded in Map Book 28, Page 16, in the Probate Office of Shelby County, Alabama.

\$490,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

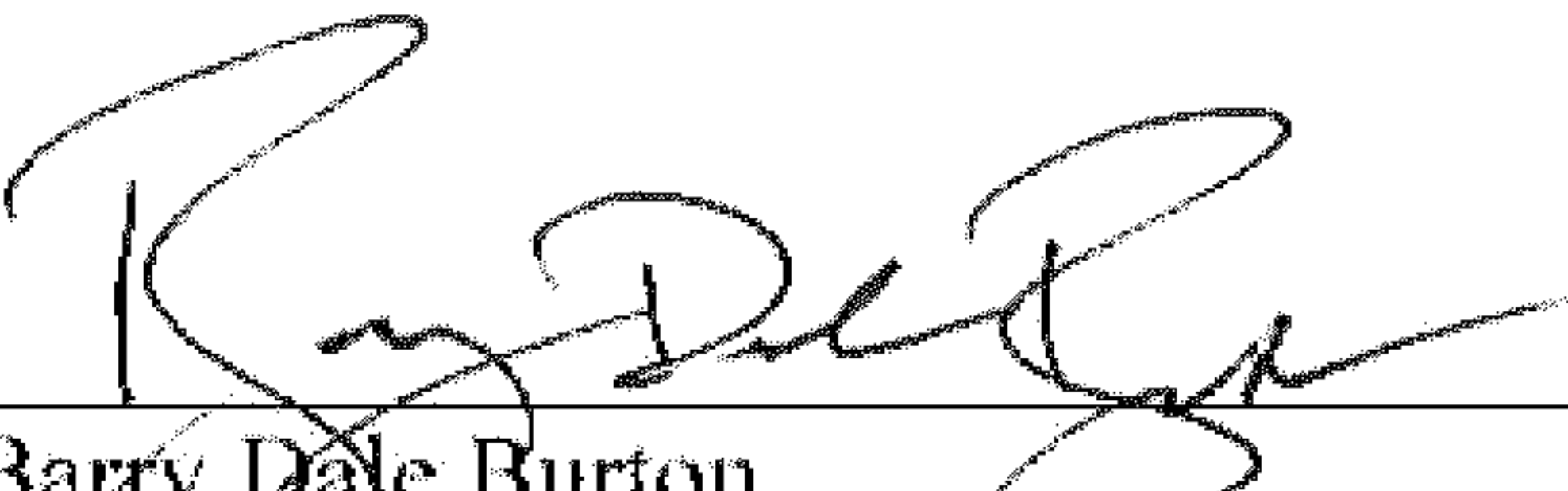
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

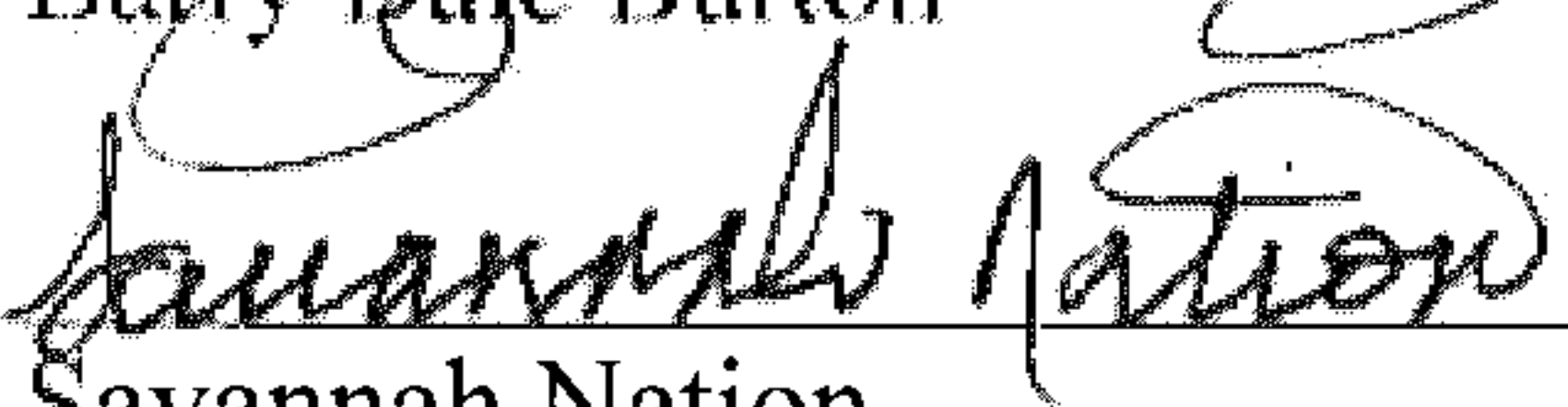
TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 13th day of August, 2021



Barry Dale Burton



Savannah Nation

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Dale Burton and Savannah Nation names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2021.



Notary Public
My commission expires: 8/20/2024

Real Estate Sales Validation Form

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

Grantor's Name Barry Dale Burton
 Mailing Address _____

Grantee's Name Chad Everett Tyler
 Mailing Address 1546 Wingfield Ct.

3353 Atton Lane
Birmingham, AL 35242

Birmingham, AL 35242

Property Address 1546 Wingfield Ct.
Birmingham, AL 35242

Date of Sale August 13, 2021
 Total Purchase Price \$630,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 of 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 August 13, 2021

Print Barry Dale Burton

Unattested

 (verified by)

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/13/2021 11:31:39 AM
 \$168.00 JOANN
 20210813000394770

Allen S. Boyd