



20210818000403250 1/5 \$148.50
Shelby Cnty Judge of Probate, AL
08/18/2021 11:56:02 AM FILED/CERT

SEND TAX NOTICE TO:
Nina Jane Burke Halbert
5260 Cahaba Valley Cove
Birmingham, AL 35242

TITLE NOT EXAMINED
This instrument prepared by
J. Paul Compton, Jr.
Compton Jones Dresher
3100 Fifth Avenue South
Birmingham, AL 35233

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Jerome Paul Compton (the "Decedent") died on February 15, 2008, and the will of the Decedent executed January 3, 2005 (referred to as the "Will") was admitted to probate in the Probate Court of Butler County, Alabama on March 26, 2008;

WHEREAS, at his death the Decedent owned in fee simple real property described in Exhibit A hereto, located in Shelby County, Alabama (the "Real Property") and the Real Property is a part of the Decedent's estate;

WHEREAS, the Personal Representative transferred and distributed the Real Property to the Trustee of the testamentary trust created and governed by Sections 5.01, 5.03, 5.04 and 5.07 of the Will, entitled the Jerome Paul Compton Family Trust (the "Trust") as required under the Will;

WHEREAS, under Section 2.02 of the Will, Anne C. Burke is appointed as the Trustee of the Trust (the "Trustee");

NOW THEREFORE, in consideration of the premises and pursuant to the Trust, the Trustee does hereby grant, bargain, sell, and convey to Nina Jane Burke Halbert and Raymond E. Halbert, joint tenants with right of survivorship, the real property described in Exhibit A hereto, located in Shelby County, Alabama, subject to:

Subject to:

1. Ad valorem taxes for the year 2021 and subsequent years and any special assessments.
2. All easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines and all other matters of record which are applicable to the above-described property or that would be disclosed by an accurate survey or careful physical inspection of the land herein described.



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TO HAVE AND TO HOLD the same to Nina Jane Burke Halbert and Raymond E. Halbert, joint tenants with right of survivorship, and their successors and assigns, in fee simple.

It is the intention of the Trustee to convey to Nina Jane Burke Halbert and Raymond E. Halbert, joint tenants with right of survivorship, all of the Decedent's interest in the above-described real property owned by the Decedent at the time of his death, whether accurately described hereinabove or not.

The undersigned has executed this deed solely in her capacity as the Trustee under the Trust, and nothing herein contained shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, the undersigned, Anne C. Burke, has executed this instrument as the Trustee under the Trust, as of this 1st day of July, 2021.

Anne C. Burke, Trustee
under the Jerome Paul Compton Family Trust



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STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Anne C. Burke, whose name as Trustee under the Jerome Paul Compton Family Trust is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily in such capacity on this date.

Given under my hand and official seal this 1 day of July, 2021.

[NOTARIAL SEAL]



Jessica Baskaran

Notary Public

My Commission Expires: NOV. 5, 2024



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EXHIBIT A

Starting at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 24 N, Range 15E. Go South along the $\frac{1}{4}$ section line to the shore line. Then 220ft westward along the shore line. Beginning at this point. Go 10 degrees West of North at a point 30 ft. South of the East-West $\frac{1}{4}$ Section line. This is point two. Then go West to the highway 145 right of way to a point 30 ft Southward of the $\frac{1}{4}$ East-West section line. This is point three. From this point go Southward along the highway right of way to a point 215 ft from the shore line (64 ft). This is point four. From this point go 75 degrees East of South 84 ft. This is point five. From here to 320 ft 40 degrees East of South to point six. From here to 270 feet 30 degrees West of South to the shore line. This is point seven. From here go eastward along the shore line to the point of beginning.



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Real Estate Sales Validation Form

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

Grantor's Name Jerome Paul Compton Family Trust
Mailing Address c/o Anne C. Burke, Trustee
4005 Toney Court, SE
Huntsville, AL 35802

Grantee's Name Nina Jane Burke Halbert and/or
Mailing Address Raymond E. Halbert, JTWROS
5260 Cahaba Valley Cove
Birmingham, aL 35242

Property Address Alabama Hwy 145
Shelby, Alabama

Date of Sale July 1, 2021
Total Purchase Price \$ 114,500.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 7/1/2021

Print Anne C. Burke

Sign Anne C. Burke

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one