

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051
MV-21-27775

Send Tax Notice to:
Donna K. Burnett
Richard W. Burnett
25 Anglers Ln.
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **TWO HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED TEN DOLLARS AND NO CENTS (\$228,910.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *The Estate of Donald Q. Byrd, Probate Case PR-2021-000819, Shelby County, Alabama, Donna K. Burnett as Personal Representative, Donna K. Burnett, a married woman, Melisa Lorene Byrd, a single woman and Donald Allen Byrd, a married man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Donna K. Burnett and Richard W. Burnett* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Exhibit "A" – Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

\$157,500.00 of the proceeds was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 22nd day of November, 2021

By Donna K Burnett
The Estate of Donald Q. Byrd
By: Donna K. Burnett
Personal Representative

Donna K Burnett
Donna K. Burnett

Melisa Lorene Byrd
Melisa Lorene Byrd

Donald Allen Byrd
Donald Allen Byrd

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify *The Estate of Donald Q. Byrd, Probate Case PR-2021-000819, Shelby County, Alabama, Donna K. Burnett as Personal Representative, Donna K. Burnett, Melisa Lorene Byrd and Donald Allen Byrd*, whose 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 on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2021.

April Clark
Notary Public
My Commission Expires: 9-1-2024

Exhibit "A"- Legal Description

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of Section 25, 1165.64 feet to a point; thence 94 degrees 42 minutes 26 seconds right and run Southerly 71.0 feet to the point of beginning of the property being described; thence continue along last described course 287.98 feet to a point on the water line of Reed Creek Slough; thence 89 degrees 50 minutes 37 seconds right and run Westerly a chord distance of 97.55 feet to a point on the same water line of same Reed Creek Slough; thence 111 degrees 46 minutes 57 seconds right and run Northeasterly 147.92 feet to a point; thence 15 degrees 00 minutes left and run Northerly 150.0 feet to a point; thence 78 degrees 40 minutes right and run Easterly 25.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, 978.01 feet to a point; thence 135 degrees 00 minutes 26 seconds right and run Southwesterly 100.08 feet to a point; thence 135 degrees 00 minutes 26 seconds left and run Easterly 202.58 feet to the point of beginning of the property being described; thence continue Easterly along last described course 25.0 feet to a point; thence 101 degrees 20 minutes right and run Southerly 150.0 feet to a point; thence 15 degrees 00 minutes right and run Southwesterly 147.92 feet to a point on the water line of Reed Creek Slough; thence 137 degrees 38 minutes 58 seconds right and run Northwesterly 118.98 feet to a point on the water line of same Reed Creek Slough; thence 46 degrees 46 minutes 02 seconds right and run Northeasterly 193.27 feet to the point of beginning.

SOURCE OF TITLE: Instrument #1992-12922, being a Warranty Deed, Joint Tenants with Right of Survivorship, to Donald Q. Byrd and Lorene Byrd, dated June 4, 1992; and Instrument #1995-17718, being a Warranty Deed, Joint Tenants with Right of Survivorship, to Donald Q. Byrd and Lorene Byrd, dated July 6, 1995

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/30/2021 03:21:07 PM
 \$102.50 JOANN
 20211130000570870



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Donald Q. Byrd, deceased, Probate Case PR-2021-000819, in the Probate Office of Shelby County, Alabama	Grantee's Name	Donna K. Burnett Richard W. Burnett
Mailing Address	25 Anglers Ln. Shelby, 35143 35143	Mailing Address	25 Anglers Lane Shelby, AL 35143
Property Address	25 Anglers Ln. Shelby, AL 35143	Date of Sale	November 22, 2021
		Total Purchase Price	\$ <u>228,910.00</u>
		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 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 November 18, 2021

Print The Estate of Donald Q. Byrd, deceased, Probate
Case PR-2021-000819, in the Probate Office of
Shelby County, Alabama

Unattested

Sign Donna K Burnett

Form RT-1