

SEND TAX NOTICE TO:  
David Burke  
911 Haddington Dale  
Pelham, AL 35124

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**\*\*This deed prepared without benefit of title examination.\*\***

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten dollars and no cents (\$10.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Janet S. Moore, as Trustee of the Janet Moore Living Trust and Janet S. Moore, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **David Burke** (herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

LOT 306, ACCORDING TO THE FINAL PLAT HADDINGTON PARC AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Such state of facts as shown on subdivision plat recorded in Plat Book 32, Page 12.

Building setback line of 15 feet reserved from Haddington Dale as shown by recorded plat.

Utility Easements as shown by recorded plat, including a 5 foot easement within the building set back line.

Restrictions, covenants, and conditions as set out in Inst. #20031001000660230, in the probate office, but omitting, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital statu, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state of federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Covenant for storm water runoff recorded as Inst. #20031016000693510, in the probate office of Shelby County, Alabama.

Release of damages, sinkholes, and certain restrictions and limitations as set out in Inst. #20031016000693510, in said probate office.

Articles of Incorporation of Ballantrae Residential Association recorded in Inst. #2003-66776, in said probate office.

Restrictions, limitations and conditions as set out in Map Book 32, Page 12, in said probate office.

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

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, 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**, their heirs and assigns forever, against the lawful claims of all persons.

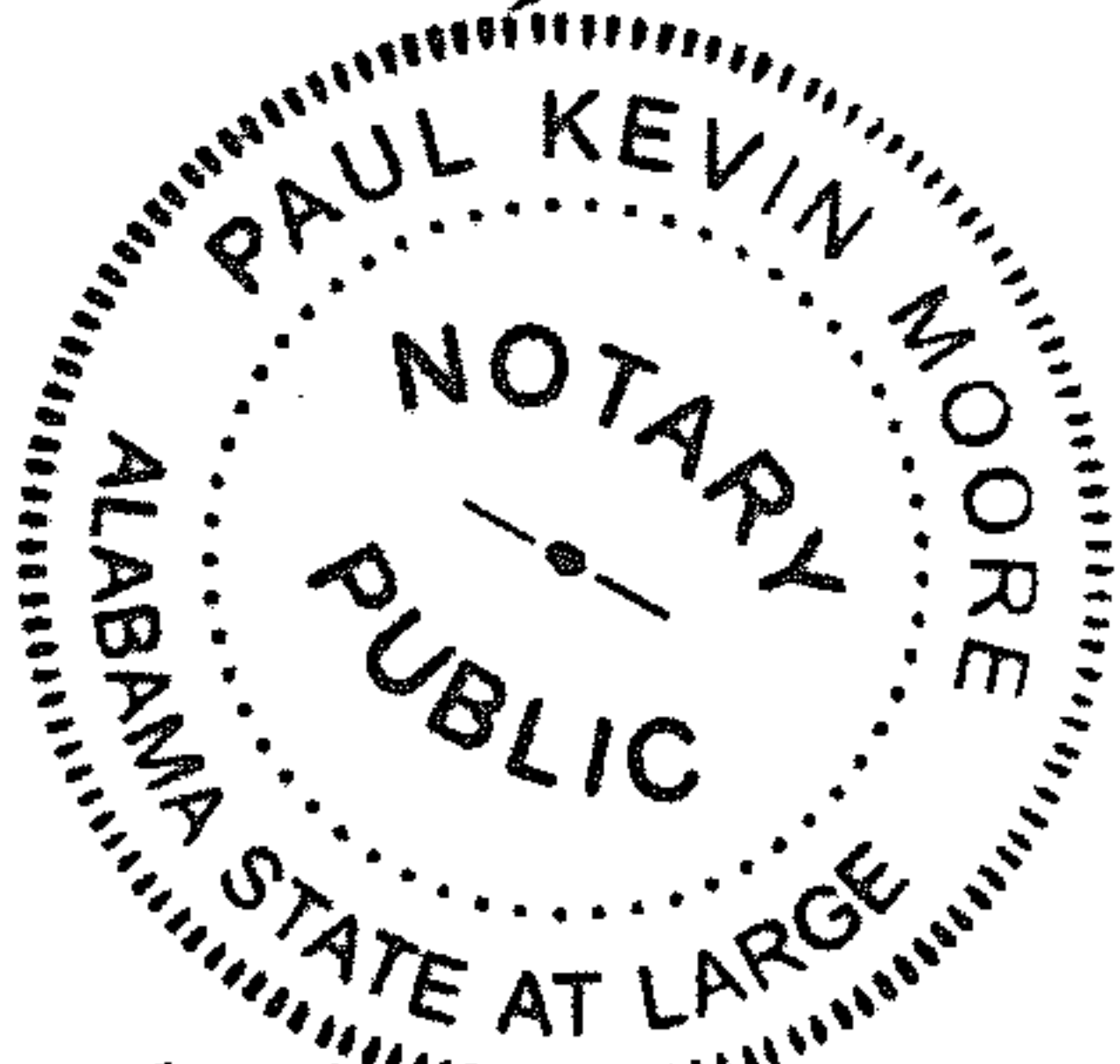
IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this 23rd day of February, 2022.

Janet S. Moore, Trustee of The Janet Moore Living Trust (Seal)  
Janet S. Moore

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgement

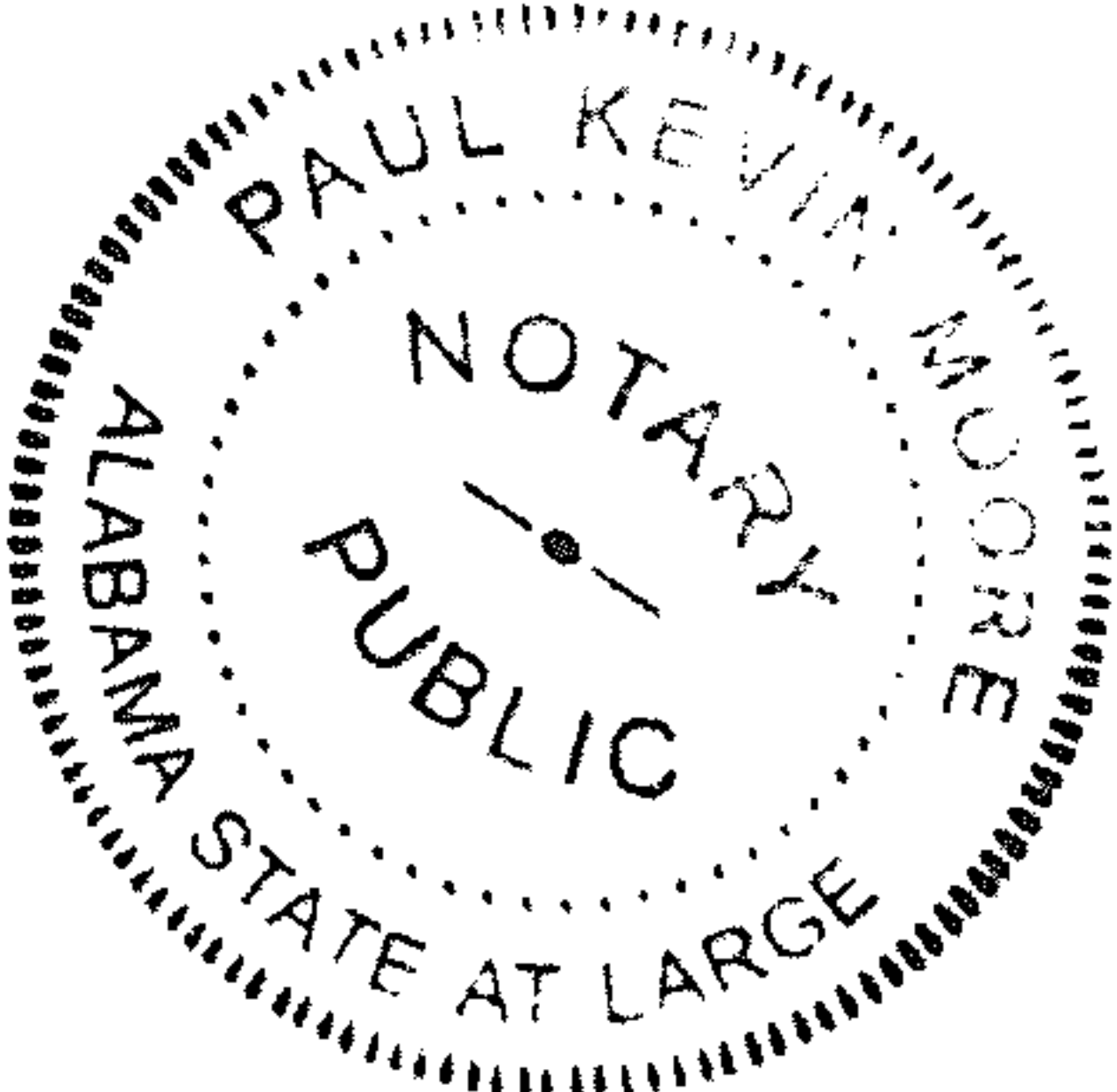
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet S. Moore, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23rd day of February, 2022.



[Signature]  
Notary Public.  
(Seal)  
My Commission Expires: 3-21-22

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Janet S. Moore, whose name as Trustee of Janet Moore Living Trust, Trust, dated November 27, 2018 and restated November 18, 2019, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date. Given under my hand this 23rd day of February, 2022.

[Signature]  
Notary Public  
My commission expires: 3-21-22





Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Janet S. Moore, Trustee of The Janet Moore Living Trust and Janet S. Moore      Grantee's Name David Burke

Mailing Address 911 Haddington Dale  
Pelham, AL 35124  
Property Address 911 Haddington Dale  
Pelham, AL 35124

Mailing Address 911 Haddington Dale  
Pelham, AL 35124

Date of Sale

Total Purchase Price \$0.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$255,500.00

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 \_\_\_\_\_ Assessor's Market Value \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

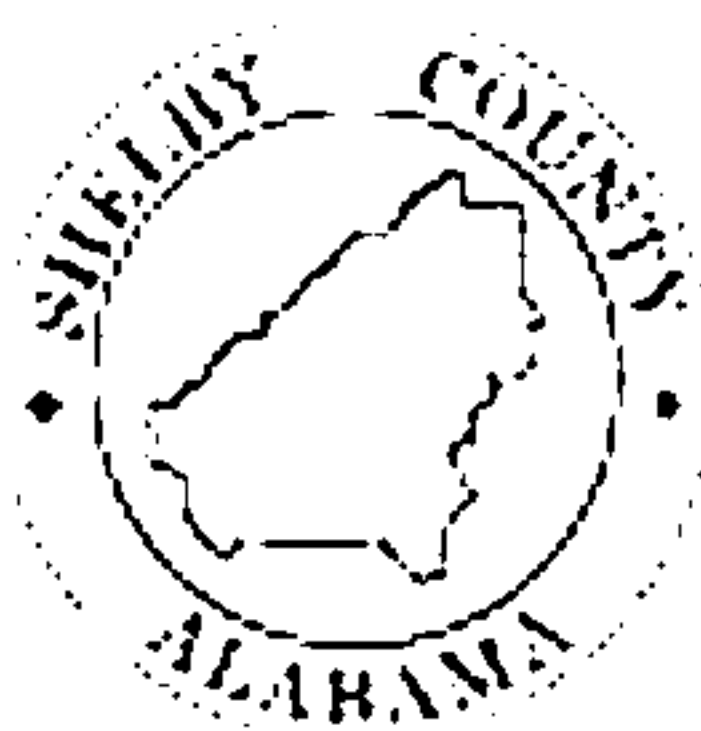
Date 2-23-22

Print David Burke

Unattested

(verified by) SF

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2022 12:40:59 PM  
\$284.50 BRITTANI  
20220224000079130

Allen S. Boyd