

THIS INSTRUMENT PREPARED BY:
Morgan Means
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Burt Holdings, LLC
P.O. Box 158
Vance, AL 35490

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED THIRTY THOUSAND AND 00/100 (\$430,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James S. Ridgeway, Trustee of Ridgeway Living Trust dated June 20, 2012 Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Burt Holdings, LLC Limited Liability Company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at a 3" cap pipe, being the SE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama; thence run N00°06'39"W, along the East line of said 1/4-1/4 for 646.98 feet to a 5/8" rebar; thence run S89°44'24"W, for 183.91 feet to a cap rebar; thence run N89°47'43"W, for 186.60 feet to a cap rebar; thence run N89°48'11"W, for 237.14 feet to a "X" on concrete; said point being situated on a curve to the right, having a central angle of 17°01'40" and a radius of 149.83 feet; thence run along the arc of said curve for 44.53 feet to the end of aid curve and the point of beginning of a curve to the right, having a central angle of 44°22'48" and a radius of 50.00 feet; thence run along the arc of said curve for 38.73 feet to a 5/8" rebar; thence run S00°27'29"E, for 599.86 feet to a 5/8" rebar on the South line of said 1/4-1/4; thence run N89°41'13"E along said South line for 665.49 feet to the Point of Beginning. LESS AND EXCEPT THAT PART AS DESCRIBED IN THE DEED RECORDED IN INSTRUMENT #20041029000599240.

TOGETHER WITH EASEMENTS OF RECORD.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **150 Ridgeway Lane, Helena, AL 35080**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this **March 3, 2022**.

Ridgeway Living Trust dated June 20, 2012

By:

James S. Ridgeway, Trustee

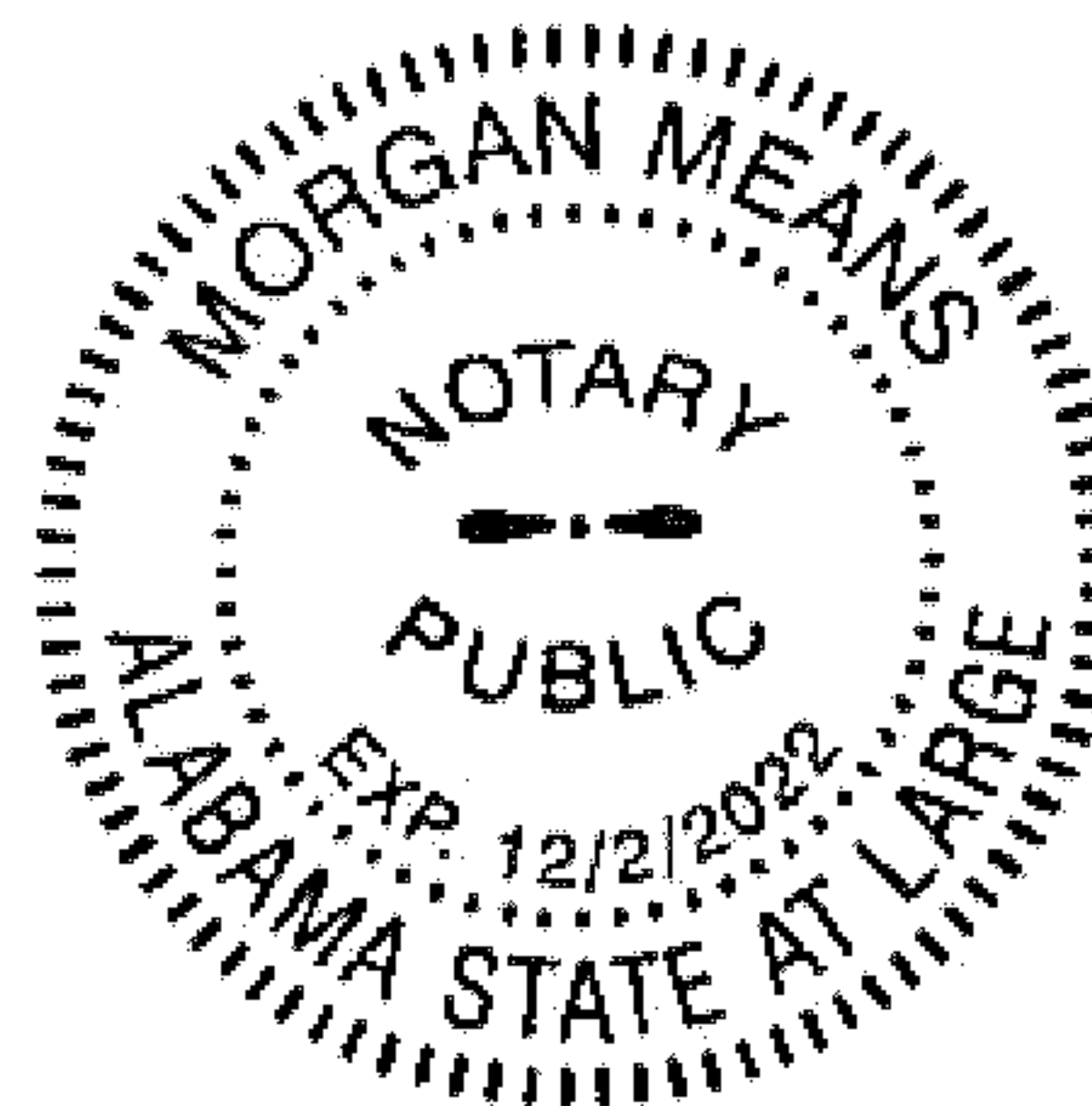
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James S. Ridgeway, Trustee of Ridgeway Living Trust dated June 20, 2012 whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2022.

Notary Public

My Commission Expires: **12/2/22**



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James S. Ridgeway, Trustee of Ridgeway
 Living Trust dated June 20, 2012
 Mailing Address 20S Skyview Lane
Montevallo, AL

Grantee's Name Burt Holdings, LLC
 Mailing Address P.O. Box 158
Attn: Todd Goggins
Vance, AL 35490

Property Address 150 Ridgeway Lane
Helena, AL 35080

Date of Sale March 3, 2022
 Total Purchase Price \$430,000.00
 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

☐ Appraisal
☐ Other: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2022 08:39:48 AM
 \$458.00 JOANN
 20220307000094020

☒ Closing Statement

Allen S. Byrd

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 3-3-2022

Print Morgan Means

☐ Unattested

(verified by)

Sign

Morgan Means
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1