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03/10/2022 01:01:16 PM
DEEDS 1/4

This instrument was Prepared by:

Send Tax Notice To: Randy Grill

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

139 Big Oak Dr
Maylene, AL 35114

File No.: S-22-28079

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jeff Burkhalter, a married man and William M. Richardson and wife, Jillian A. Richardson** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy Grill**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouse.

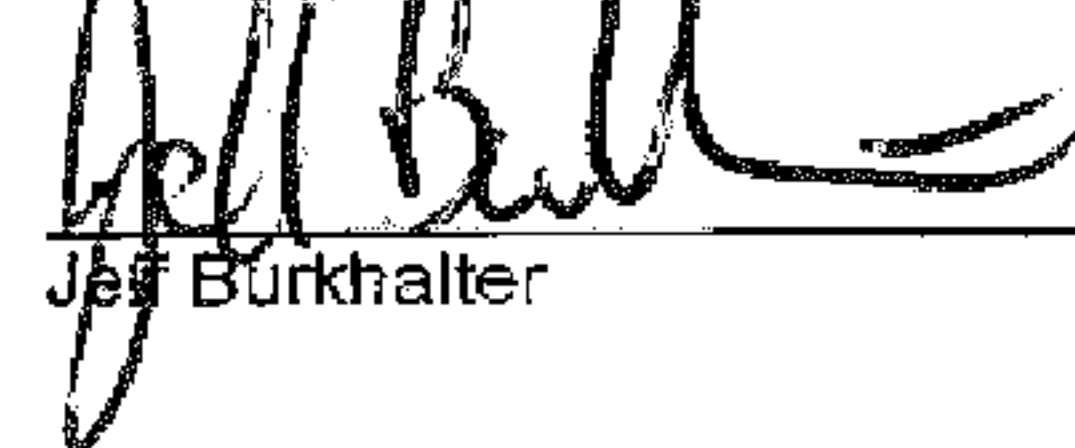
Jillian A. Richardson and Jill Richardson are one in the same person.

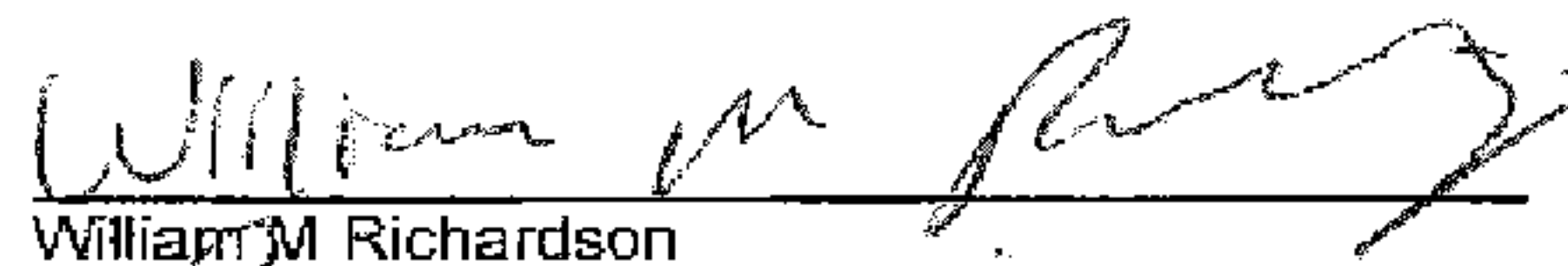
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

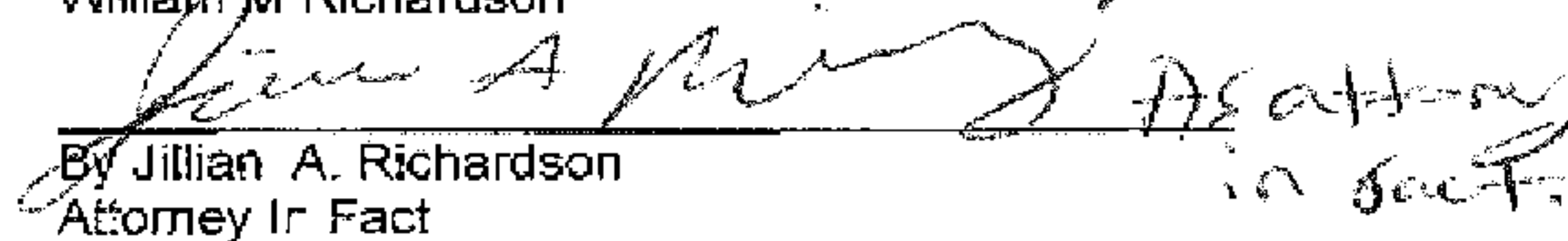
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

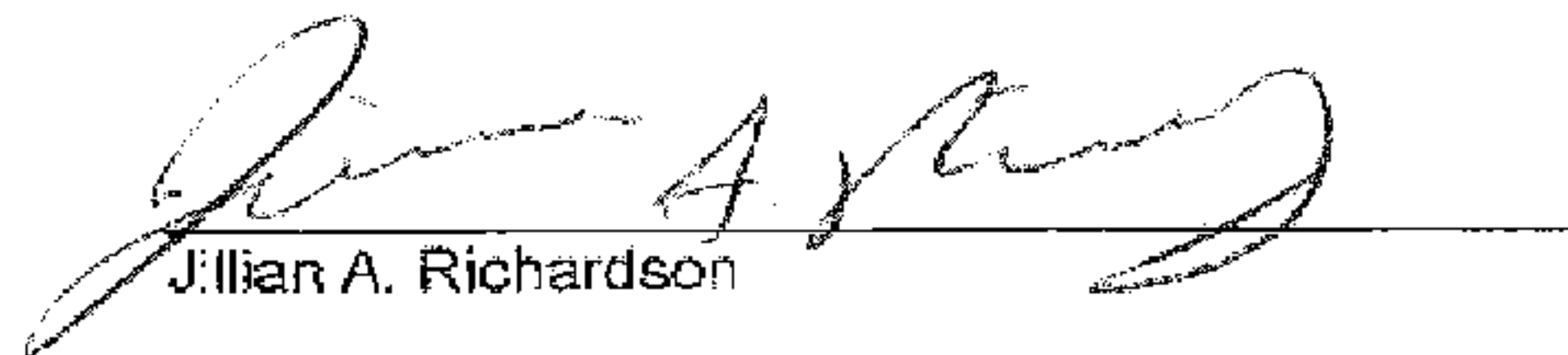
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of March, 2022.


Jeff Burkhalter


William M. Richardson


By Jillian A. Richardson
Attorney In Fact


Jillian A. Richardson

State of GA

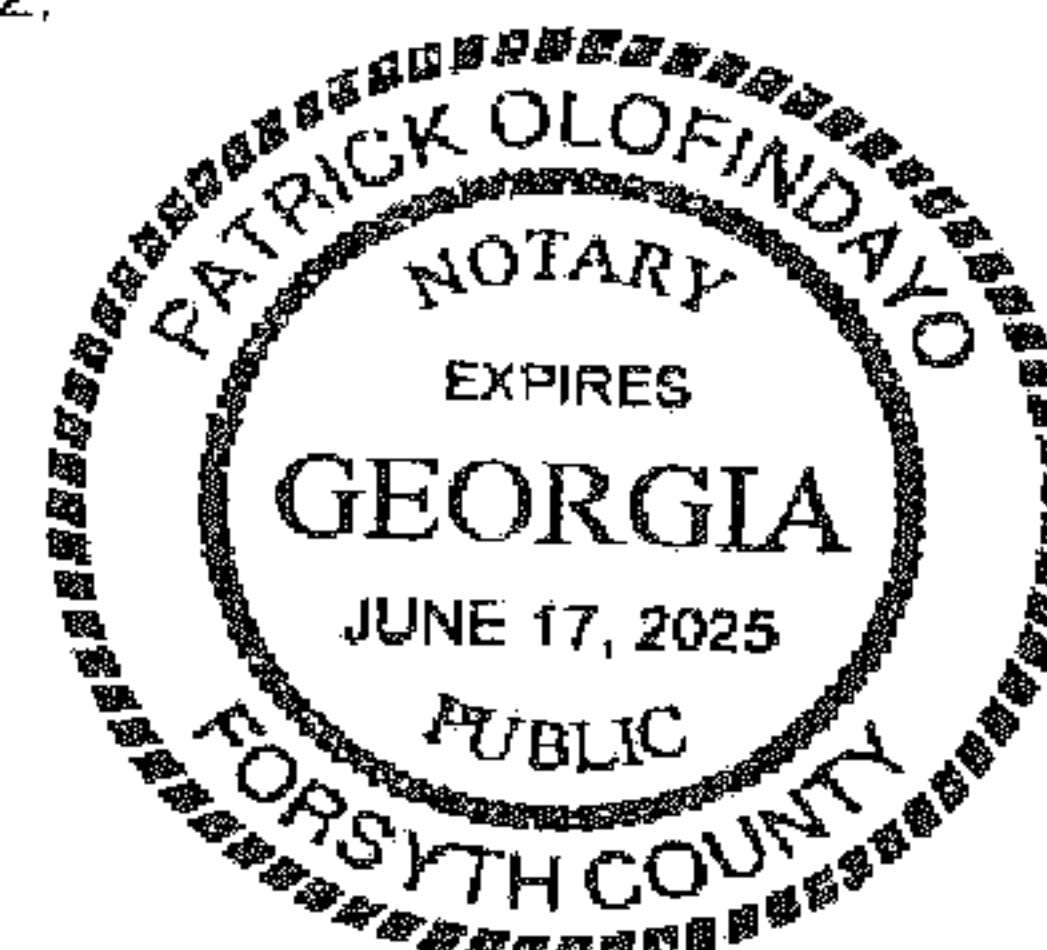
County of Shelby Paulding

I, Patrick Olofindayo, a Notary Public in and for the said County in said State, hereby certify that Jillian A. Richardson and William M. Richardson by Jillian A. Richardson as Attorney in Fact, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of March, 2022.


Notary Public, State of GA

My Commission Expires: 06/17/2025



STATE OF GA
COUNTY OF Paulding

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff Burkhalter, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2022.

Patrick Olofindayo
Notary Public
My Commission Expires

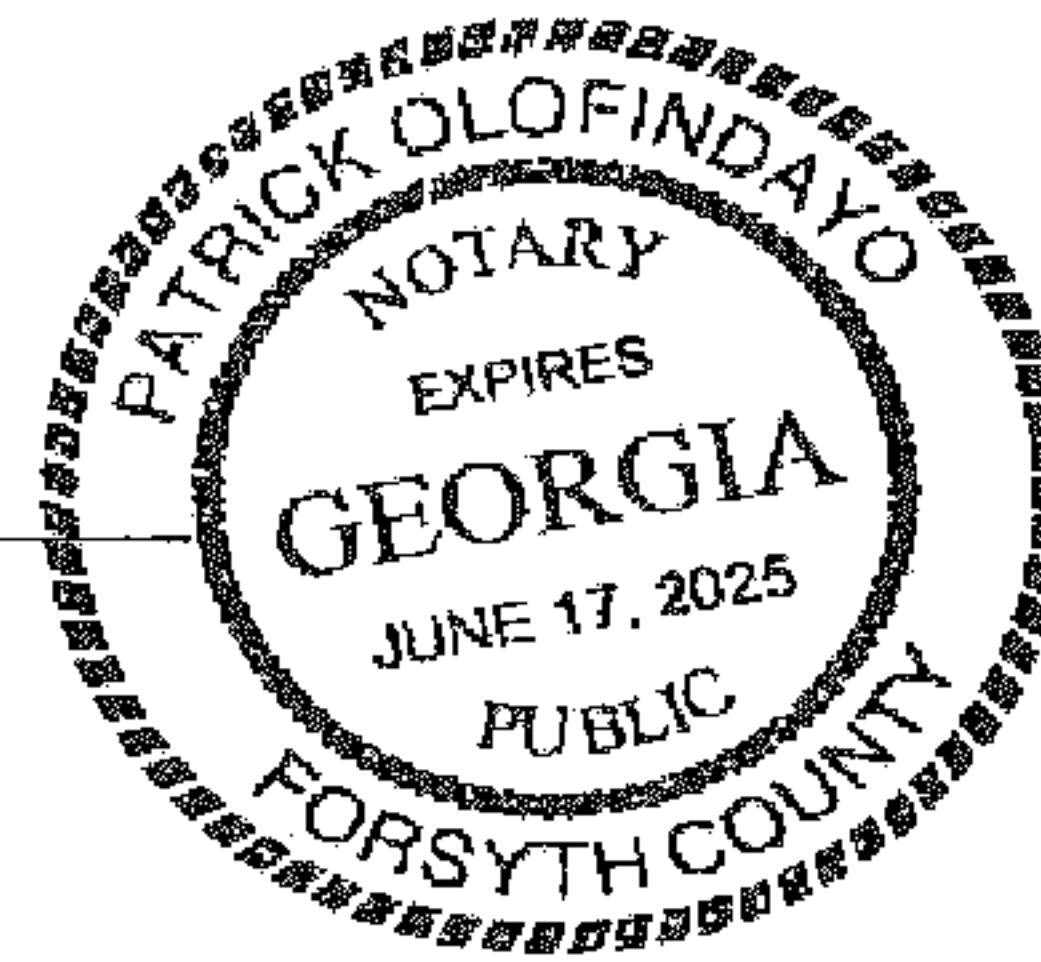


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

Lots 1, 2 and 3, according to the Survey of Maple Leaf Estates, as recorded in Map book 39, Page 39, in the Probate Office of Shelby County, Alabama.

TRACT II:

All that part of the NW 1/4 of SW 1/4, Section 21, Township 20 South, Range 1 East, lying West of Shelby County Highway No. 55, situated in Shelby County, Alabama.

Said above described property being further described as follows:
Commence at the NW corner of said NW 1/4 of SW 1/4 Section 21, Township 20 South, Range 1 East; thence run easterly along North boundary of said 1/4-1/4 section a distance of approximately 174 feet, more or less to the intersection of the right of way of Shelby County Highway #55; thence run in a southwesterly direction along the westerly right of way of said Highway #55 a distance of 479 feet, more or less, to the intersection with the West line of said 1/4-1/4 section; thence run northerly along the West boundary of said 1/4-1/4 section to the point of beginning.

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

Grantor's Name Jeff Burkhalter
William M Richardson
Jillian A. Richardson
 Mailing Address 589 Old McGarity Place
Dallas, AL 30157
 Property Address Maple Leaf Trail
Wilsonville, AL 35186

Grantee's Name Randy Grill

Mailing Address

139 Big Oak Dr
Mayfield Br 35114Date of Sale March 18, 2022Total Purchase Price \$68,000.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx Other

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 March 07, 2022Print Jeff BurkhalterUnattested

Sign

Jeff Burkhalter

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2022 01:01:16 PM
\$101.00 JOANN
20220310000100310

Form RT-1

Allen S. Bayl