

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20220603000223510 1/3 \$42.50
Shelby Cnty Judge of Probate, AL
06/03/2022 10:34:20 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Sharon Burns, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Dana Lee (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

One acre of land, more or less, in the SE¼ of the SE¼ of Section 35, Township 21 South, Range 1 West, described as follows:

Commencing at the Southeast corner of said Section 35; thence South 88 degrees 38 minutes 41 seconds West along the South line of said Section a distance of 618.71 feet to the point of beginning, on the West right of way of Shelby County Highway No. 37; thence South 88 degrees 38 minutes 41 seconds West along the South line of said Section a distance of 210 feet; thence North 13 degrees 05 minutes 25 seconds West a distance of 210 feet; thence North 88 degrees 38 minutes 41 seconds East a distance of 210 feet, more or less, to a point on the West right of way of County Highway No. 37; thence along a curve to the left, in said right of way, having a radius of 25689.16 feet and a chord bearing of South 13 degrees 05 minutes 24 seconds East, an arc length of 210 feet, more or less, to the point of beginning.

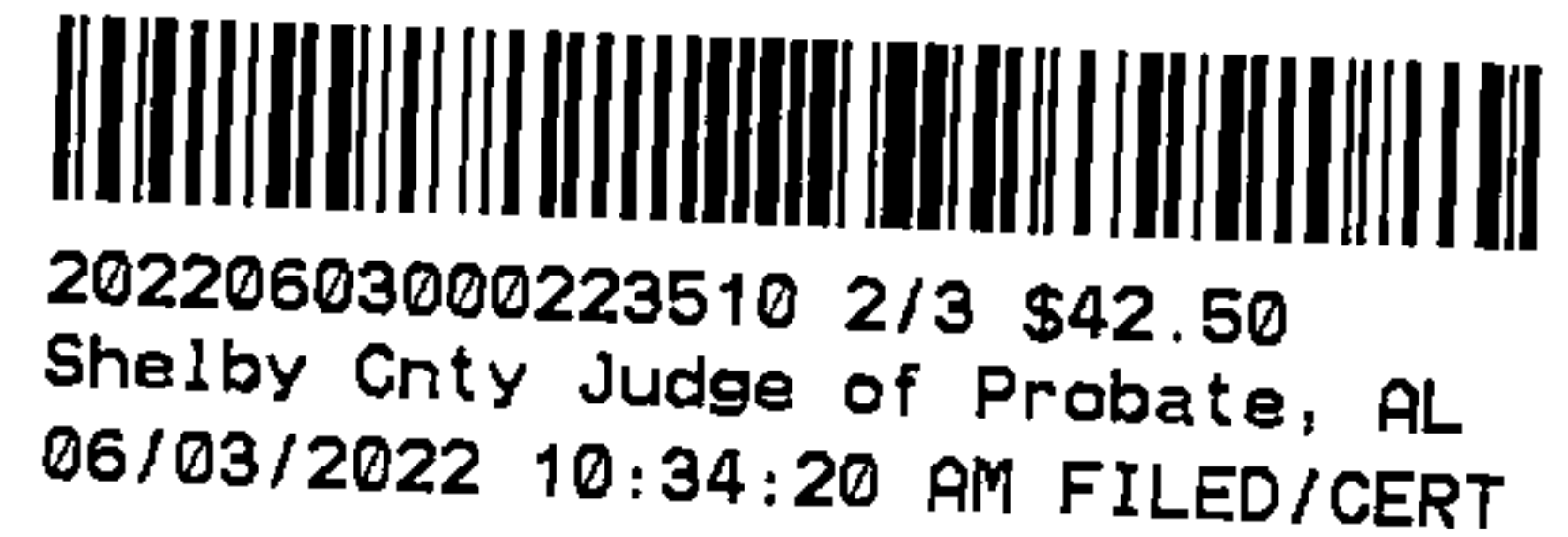
Subject to easements, restrictions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever, against the lawful claims of all

Shelby County, AL 06/03/2022
State of Alabama
Deed Tax: \$14.50

persons.



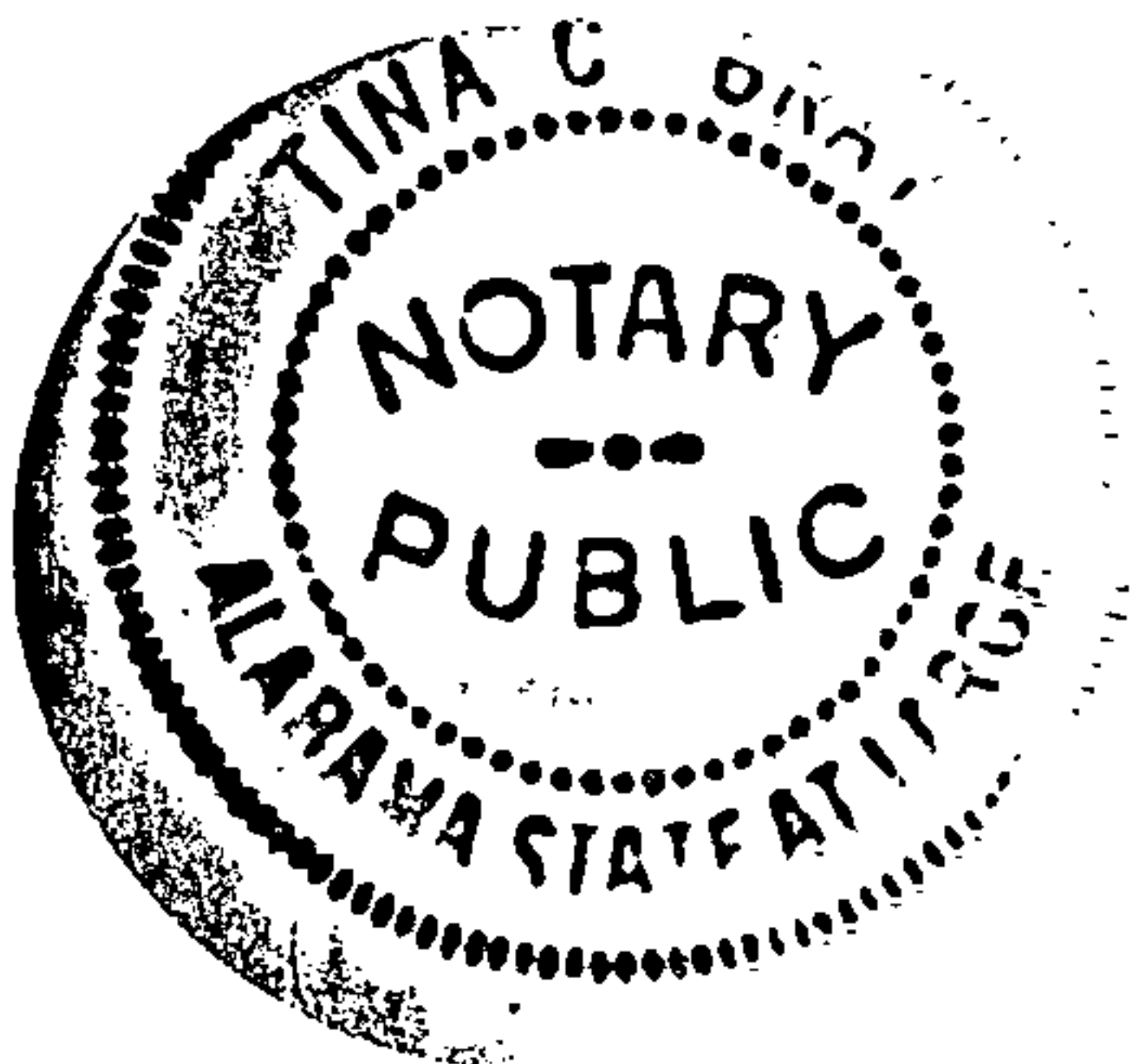
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
17 day of May, 2022.

Sharon Burns
Sharon Burns
Sharon Burns

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon Burns, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of May, 2022.



Tina C. Bracy
Notary Public

My commission expires:

8-6-2023

Real Estate Sales Validation Form

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

Grantor's Name Sharon Burns
Mailing Address ~~PO Box 744~~ 553
Columbiana, AL 35051

Grantee's Name Dana Lee
Mailing Address P.O. Box 555
Columbiana AL
35051

Property Address 1310 Egg & Butter Road
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 14,350.00

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
☐ Closing Statement
☒ Appraisal
☒ Other assessor's current 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 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 5/17/22

Print Sharon Burns

☐ Unattested

Sign Sharon Burns
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1